



6, 65, Montpelier Road, Brighton, BN1 3BB

Offers In Excess Of £250,000 Leasehold

ELLIOTTS are delighted to offer for sale this 4th floor (Top) CONVERTED APARTMENT in this PRIME CITY CENTRE location, close to shops and a SHORT WALK to Brighton SEAFRONT. WELL LAID out with a total floor area around 50 Square Metres / over 530 Square feet, which includes, a good size lounge, a large kitchen, two bedrooms and a bathroom/WC. The apartment is sold with an EXTENDED LEASE and NO-ONGOING CHAIN.

- Montpelier/Clifton Hill Conservation Areas
- No Ongoing Chain
- c50 Square Metres (over 530 square feet)
- Few Blocks Seafront
- Walking Distance Brighton Station
- 2 Double Bedrooms
- Gas Fired Central Heating
- Top Floor (4th)
- Good Sized Separate Kitchen
- Long Lease



ELLIOTTS

Working hard for you



A good sized 4th Floor (Top) apartment, in this striking Grade II listed period building, right in the heart of Brighton City Centre, just a few blocks from Western Road which contains the majority of the areas bars, restaurants, retail and coffee shops, walking distance to the Station, and a few hundred yards short walk to the seafront.

Offered with no-ongoing chain, the flat is an ideal chance to buy an affordable two bedroom flat in the Town Centre, but also an ideal location for investors looking for a rental.

Accommodation extends to around 50 square metres (over 530 square feet), with two double bedrooms, has gas fired central heating but also would benefit from some updating, therefore offering scope and potential. Due to the elevated position in the building, the flat also enjoys rooftops views over the surrounding area.



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Registered No 2829245

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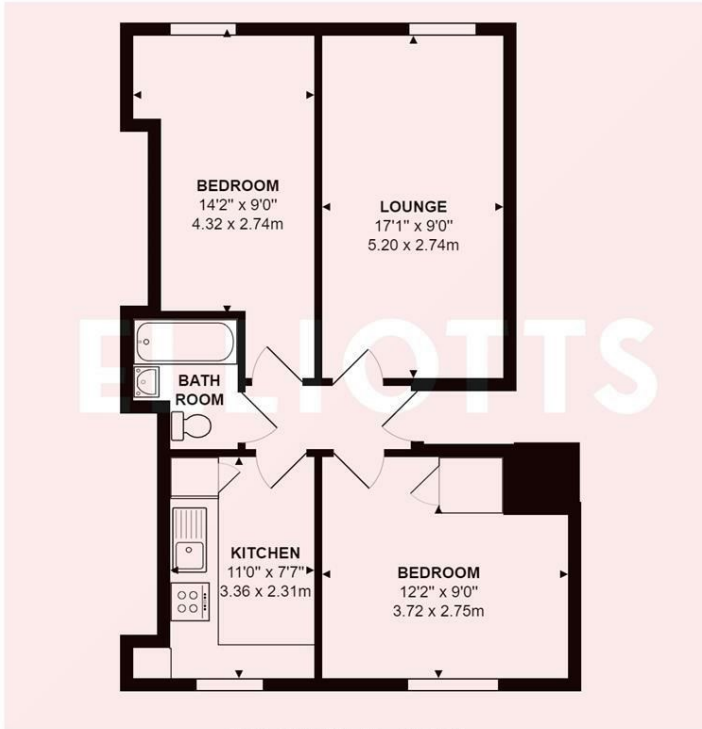


Working hard for you





Working hard for you



Total Area: 531 ft² ... 49.3 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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