

ELLIOTTS



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LGF, 15 Montpelier Road,
Price £290,000





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LGF, 15 Montpelier Road Brighton, BN1 2LQ

Elliotts are delighted to offer for sale this particularly well presented lower ground floor apartment in this extremely central & convenient location.

Occupying the entire lower ground floor of this attractive older style property, with its own entrance, along with two outside spaces and a total floor area of 49 Sq.Mt / 529 Sq.Ft.

Accommodation includes a feature 15' lounge/dining room, a modern kitchen with access to a courtyard area, a superb 16' double bedroom and a modern bathroom/WC.



- Lower Ground Floor Apartment
- Feature 15' Lounge
- Gas Central Heating
- Two Outside Spaces
- Modern Bathroom/WC

- 49 Sq.Mt / 529 Sq.Ft
- Modern Fitted Kitchen
- 16' Double Bedroom
- Excellent Decorative Order
- Ideal FTB / Investment



Montpelier Road is located right in the heart of Brighton City Centre, adjacent to both Western Road which contains many of the areas shops, restaurants and bars, and Brighton Seafront with its promenades and beaches.

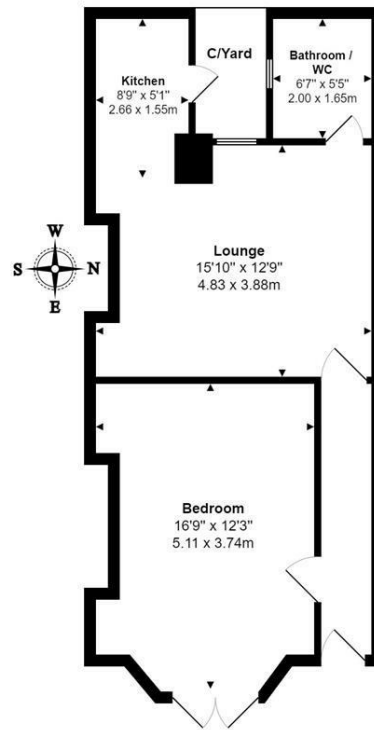
The property occupies the entire lower ground floor of this attractive period building with steps down from street level giving access to the apartments entrance which has a private front entrance. Accommodation is well proportioned, with two outside spaces and a total floor area 49 Sq.Mt / 529 Sq.Ft.

Once inside there is a good sized entrance hall, a particularly large and trendy (15' x 12'9) living room with plenty of space for dining table, this rooms leads though to a modern fitted kitchen with a doors to a small outside space. The large double bedroom with built-in storage can be found to the front and measures an impressive 16' x 12' with double doors that open to the front courtyard and lastly, off the lounge you'll find a modern re-fitted bathroom/WC.



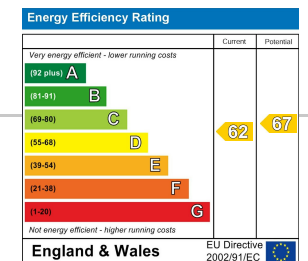


Floorplan



Total Area: 529 ft² ... 49.1 m²
 All measurements are approximate and for display purposes only

Energy Performance Graph



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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