



Flat 3, 82 Montpelier Road, Brighton, BN1 3BD

Price Guide £300,000 Leasehold

PRICE GUIDE: £300,000-£325,000

Elliotts are delighted to offer for sale this impressive first floor apartment set within this stunning Georgian period building located in the highly sought after Montpelier and Clifton Hill Conservation Area. Comprising of feature west aspect living room with floor to ceiling windows, each with a Juliet balcony, separate kitchen with range of fitted units, fabulous double bedroom, good sized bathroom and the additional benefit of a separate store/utility room, positioned within the very heart of Brighton and walking distance from Brighton Railway Station, sold with no ongoing chain.

- First Floor Period Apartment
- c 46 sq.mt/nearly 500 sq.ft
- Highly Sought After Montpelier and Clifton Hill Conservation Area
- Feature West Facing Living Room
- Separate Kitchen
- Walking Distance Brighton Station
- Good Sized Double Bedroom
- Additional Separate Storage Room
- Triple Juliet Balconies
- No Ongoing Chain



ELLIOTTS

Working hard for you



Montpelier Road is located in the heart of Central Brighton in the highly sought after Montpelier and Clifton Hill conservation area, ideal for commuters due to the close proximity of Brighton Station, but also just a short walk to Central Brighton's main shopping centre and the famous lanes, and just two blocks from the seafront.

Set on the first floor of this stunning period building, the apartment benefits from a fabulous west facing living room with floor to ceiling windows opening onto two Juliet balconies and with room for dining table. Adjacent the living room is a separate kitchen space, which also has a floor to ceiling window with Juliet balcony, along with a range of fitted units and space for washing machine.

Heading to the rear of the apartment is a good sized double bedroom with space for king size bed, free-standing wardrobe and various additional bedroom furnishings. Accessed off of the hallway is a bathroom with bath, overhead shower, toilet and basin, as well as two good sized storage areas. The apartment has the additional advantage of a separate storage space with window accessed via the communal hallway - ideal for a work from home space or simply a useful additional storage area. The apartment is sold with no ongoing chain and with a lease term of 176 years remaining.



www.elliottsestateagents.co.uk

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Working hard for you

Montpelier Road



Total Area: 491 ft² ... 45.7 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
102-121kWh	A		
81-101kWh	B		83
61-80kWh	C		
41-60kWh	D	56	
21-40kWh	E		
1-20kWh	F		
0-20kWh	G		

Not energy efficient - higher running costs

England & Wales ECU Directive 2002/91/EC

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