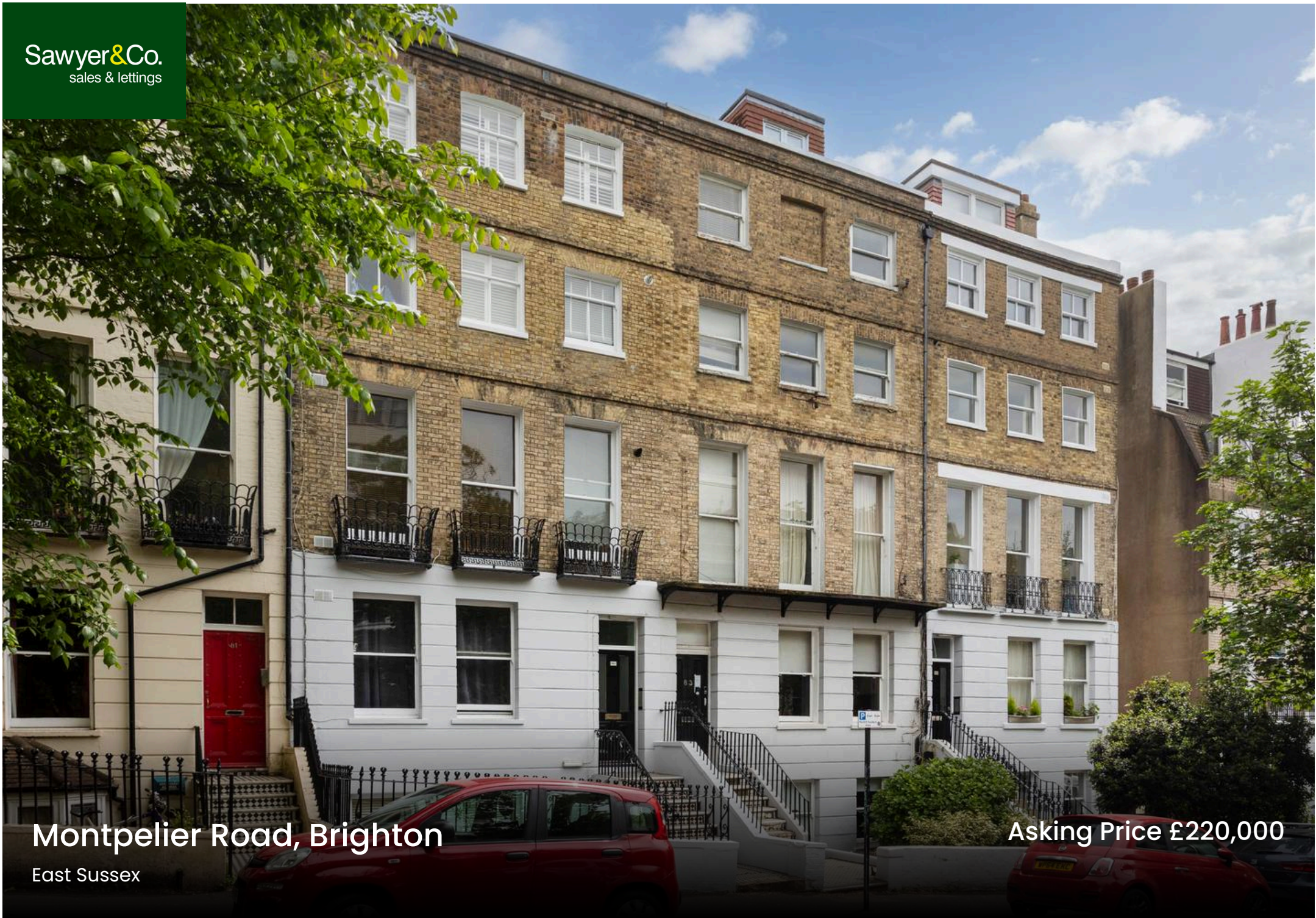


Montpelier Road, Brighton

East Sussex

Asking Price £220,000





Montpelier Road

Brighton

Well-positioned on a tree-lined road in the heart of the city, close to the amenities of Brighton, Hove and the seafront, a **SECOND FLOOR ONE BEDROOM APARTMENT** in a **GRADE II LISTED PERIOD BUILDING**. Sold with **SHARE OF FREEHOLD** and **NO ONWARD CHAIN**.

Situated on the second floor of an attractive Regency-style terraced townhouse in the sought-after Montpelier & Clifton Conservation Area, this bright apartment is perfectly located to enjoy the best of city centre living. From the hallway, the open-plan kitchen/living room features a fully-fitted kitchen with a convenient breakfast bar, while a period fireplace adds character to the space.

A double bedroom benefits from built-in storage and is complemented by a modern shower room.





The Local Area

Located in the very heart of Brighton, the bustling and vibrant seafront, shops, bars and restaurants are all on your doorstep. When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall all offering a wide variety of high street stores, while Brighton's famous Lanes and North Laine provide small, independent shops.

There is plenty of public transport within easy reach of the apartment. Brighton train station is less than a mile away, providing direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

Further Information

Montpelier Road is situated in parking zone Z, and this apartment is in council tax band B, which is currently charged at £2,006.23 for 2026/27.

EPC rating - C / Council Tax - B / Parking - Z

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 988 years

Service Charge - £1,395.32 per annum.

Property Managers - Sawyer & Co Block Management.

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 35.5 m² ... 382 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate. *Some images have been virtually staged for illustrative purposes.