



## Montpelier Road, Brighton

Guide Price  
**£375,000**  
Share of Freehold

- TWO DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- WEST FACING LOUNGE
- SEPARATE KITCHEN
- WALKING DISTANCE TO BRIGHTON STATION
- REGENCY PERIOD

Robert Luff & Co are delighted to bring to market this two double bedroom apartment located within the centre of Brighton. Occupying the top floor, accommodation offers; Lounge, Kitchen, two double bedrooms and bathroom. Montpelier Road is located in the heart of Brighton with Western Road at the bottom of the road which contains many of the area's shops, restaurants and bars, and Brighton Seafront with its promenades and beaches. Also within walking distance is Brighton Station, Seven Dials, St Ann's Well Gardens, North Laines and Churchill Square Shopping Centre.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

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## Accommodation

### Entrance Hall

Stairs leading to landing

### Landing

Carpet flooring, entry phone, Velux windows and doors leading to;

### Living / Dining Room 17'4" x 11'1" (5.28m x 3.38m)

Carpet flooring, real fire place with feature surround, West facing sash window, built in storage, wall mounted radiator

### Kitchen 11'3" x 8'0" (3.43m x 2.44m)

Original wooden floor boards, wall mounted radiator, mixture of wall and base units, East facing sash window, four ring AEG gas hob with integrated oven, solid wood work top, space for fridge freezer, space for washing machine, sink with mixer tap

### Bedroom One 16'8" x 11'1" (5.08m x 3.38m)

Carpet flooring, wall mounted radiator, built in storage cupboard/wardrobe, East facing sash window

### Bedroom Two 13'9" x 8'0" (4.19m x 2.44m)

Carpet flooring, wall mounted radiator, West facing sash window, picture rail,

### Bathroom

WC, spa bath with over head rain fall shower, East facing sash window, heated towel rail, sink with built in storage

### Agents Notes

Tenure: Share Of Freehold

Service Charge: £1500

Ground Rent: Peppercorn

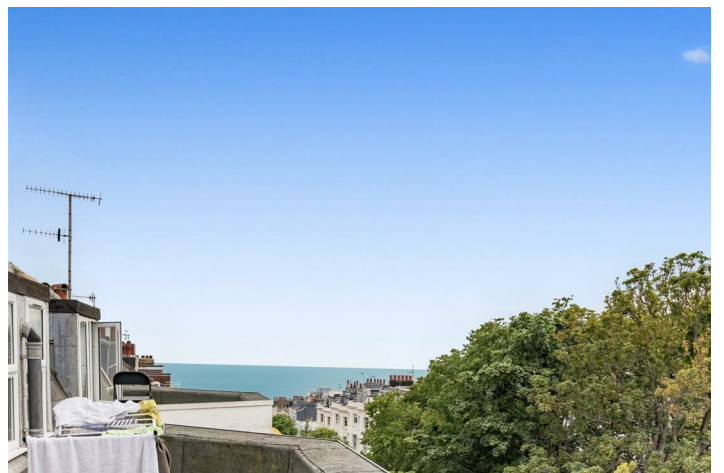
EPC: TBC

Council Tax Band: A

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## Montpelier Road, Brighton



Second Floor  
 Approximate Floor Area  
 25.83 sq ft  
 (2.40 sq m)

Third Floor  
 Approximate Floor Area  
 653.79 sq ft  
 (60.74 sq m)

Approximate Gross Internal Area = 63.14 sq m / 679.63 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.