



# 12 Montpelier Place

Brighton, BN1 3BF

**Asking price £140,000**

Set within an elegant period building on the corner of Montpelier Place, this ground floor studio apartment offers a well proportioned living space in one of Brighton's most sought after central locations.

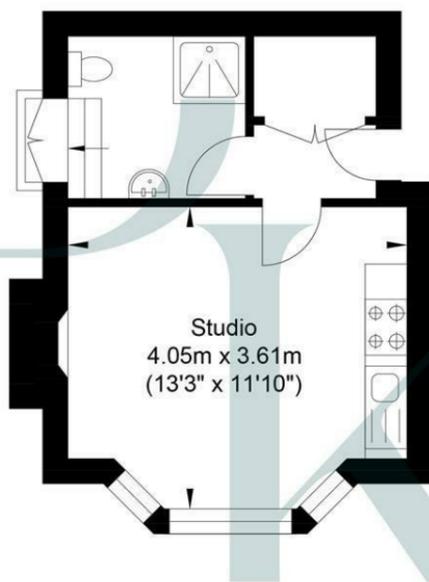
The studio room measures approximately 4.05m x 3.61m and benefits from high ceilings, attractive period detailing and a large bay window which allows plenty of natural light to fill the room. There is ample space for a living, dining and sleeping arrangement, with the kitchen area positioned neatly to one side and fitted with a range of wall and base units, worktop space and integrated appliances.

To the rear, the property features a separate shower room and WC, and a door leading out to a small private patio area, ideal for potted plants or a bistro table. The apartment also benefits from its own private entrance, adding to the sense of independence and practicality.

Montpelier Place is perfectly positioned for Brighton city centre, the seafront, Brighton mainline station and the excellent shops, cafés and restaurants of Western Road and Seven Dials. This property would suit a first time buyer, pied à terre purchaser or investor looking for a centrally located studio with character and outdoor space.



## Montpelier Place



Studio  
4.05m x 3.61m  
(13'3" x 11'10")

Ground Floor  
Approximate Floor Area  
226.0 sq ft  
(21.0 sq m)



Approximate Gross Internal Area = 21.0 sq m / 226.0 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) A                                  |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 66  | 67        |
| 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) A  |           |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC   |           |

Pearson  
Keehan