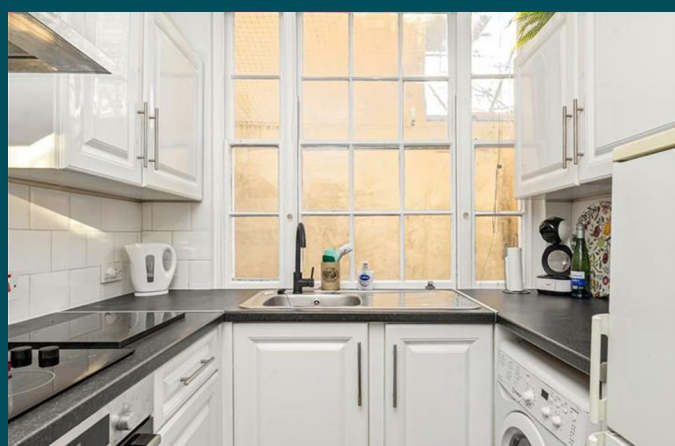
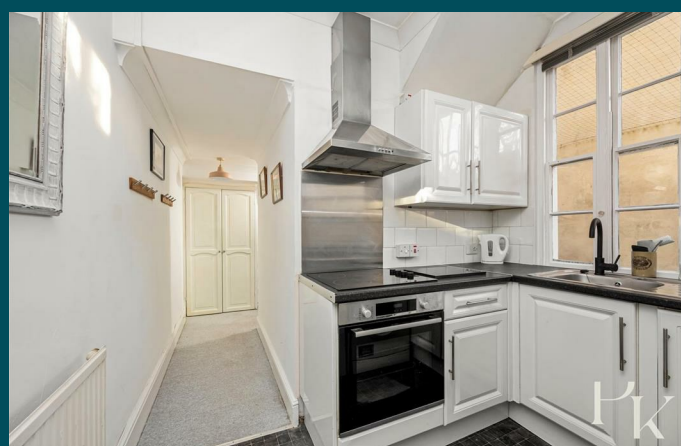
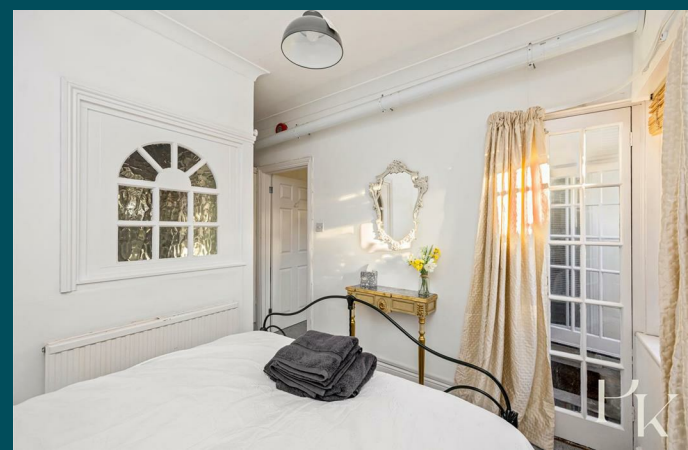
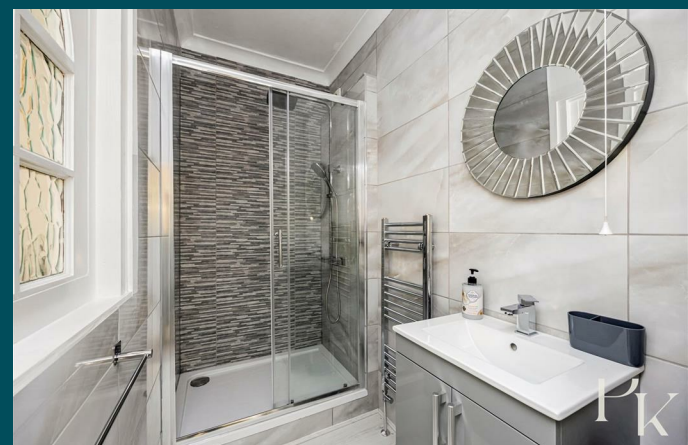




47 Montpelier Road
Brighton, BN1 3BA



Brighton, BN1 3BA

Situated in the central Montpelier Road of Brighton, this charming raised ground floor apartment offers a superb opportunity for first-time buyers, downsizers, or investors alike.

The property is vacant and chain free, ready for immediate occupation. Inside, a well-planned layout provides a bright living/dining room with French doors opening to a secluded patio area, a separate fitted kitchen, a double bedroom, bathroom, and an additional WC.

Positioned within an attractive period building, the apartment enjoys a light and airy feel throughout, enhanced by tall sash-style windows and high ceilings.

Perfectly located, you're within walking distance of Brighton seafront, the vibrant shops, cafés and restaurants of Seven Dials, and the Western Road shopping area. Churchill Square Shopping Centre and Brighton Station are also close by, making this an ideal home for both commuters and those seeking a central Brighton lifestyle.



Bedroom
3.65m x 3.01m
(11'11" x 9'10")

Sitting Room
3.66m x 3.44m
(12'0" x 11'3")


Kitchen
2.75m x 2.23m
(9'0" x 7'3")


Store

N

Ground Floor
Approximate Floor Area

Approximate Gross Internal Area = 39.07 sq m / 420.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		71	78
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC
		

Pearson Keehan