



47 Montpelier Road
Brighton, BN1 3BA



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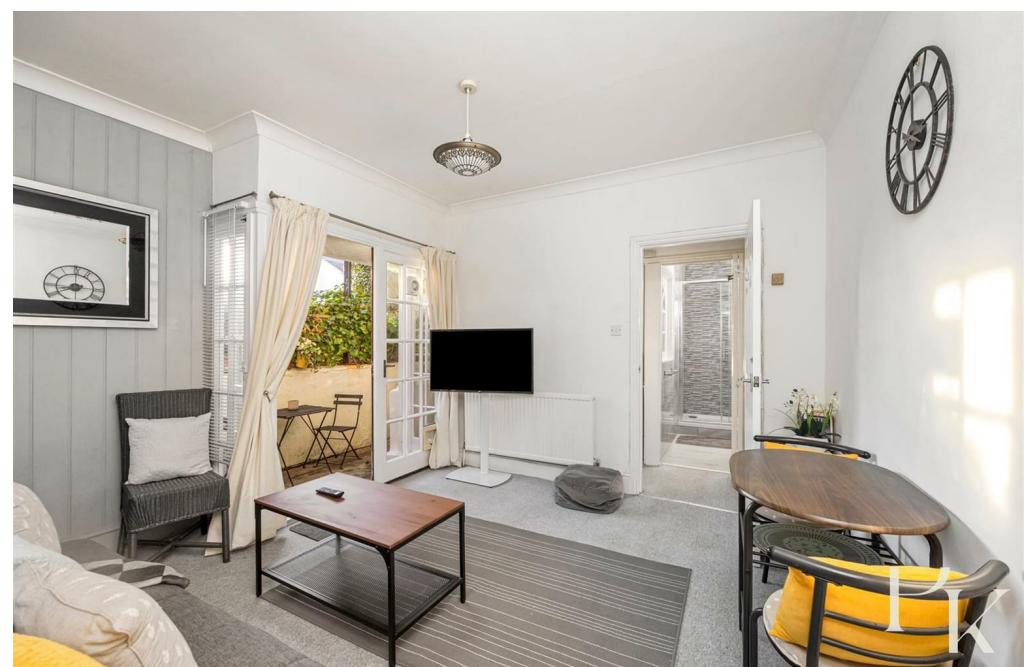
Asking price £250,000

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.

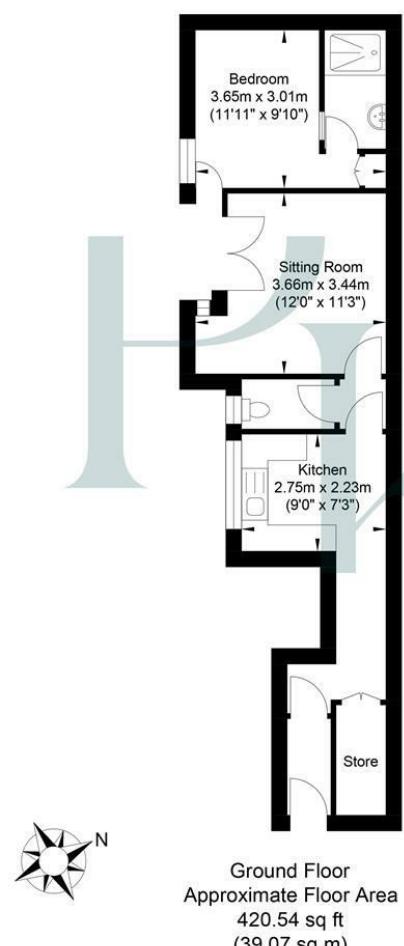
The property is vacant and chain free, ready for immediate occupation. Inside, a well-planned layout provides a bright living/dining room with French doors opening to a secluded patio area, a separate fitted kitchen, a double bedroom, bathroom, and an additional WC.

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.



Montpelier Road



Ground Floor
Approximate Floor Area
420.54 sq ft
(39.07 sq m)

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
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan