37 Montpelier Road, Brighton BN1 3BA

£140,000 Leasehold

maslen
DAVID MASLEN ESTATE AGENTS

David Maslen

This CHARMING studio flat is perfectly situated on Montpelier Road, one of Brighton’s most DESIRABLE LOCATIONS, just a short walk from the seafront, the Lanes, and a wide range of local shops, cafes, and transport links. Set within a BEAUTIFUL PERIOD BUILDING, the flat offers a bright and airy living space with HIGH CEILINGS, large windows, kitchenette, and a shower room. Ideal for professionals, students, or anyone seeking a vibrant city lifestyle, this well-presented property combines comfort, character, and convenience in the heart of Brighton. Viewings are highly recommended. Energy Rating: D57 Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway
Stairs to first floor, personal front door to:

Studio Room
2 x double glazed sash windows to front, built in storage cupboard, wall mounted fuse box, wall mounted entry phone.

Kitchenette:
Wall & base units with wooden square edged work surfaces over, inset stainless steel sink drainer unit with mixer tap, space for fridge/freezer, wall mounted hot water system, door to Shower Room.

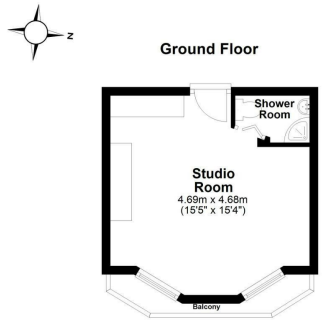
Shower Room
White suite comprising low level WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with 'triton' shower unit, part tiled walls, ceiling mounted extractor fan.

Total approx floor area:
20.4 sq.m. (219.1 sq.ft.)

Council tax band A

Parking zone Z

V1



Total area: approx. 20.4 sq. metres (219.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

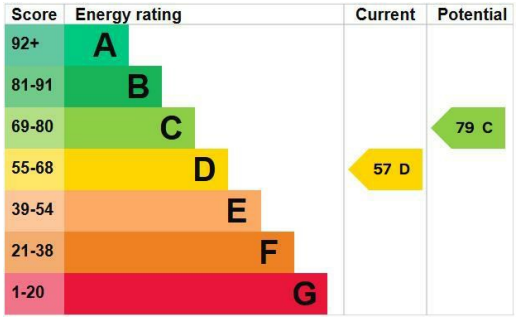
Flat 2, 37 Montpelier Road

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



COVERING THE CITY

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

maslen
MASLEN ESTATE AGENTS

The Property Ombudsman
naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured / Custodial

Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.
IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.

willow