



Flat 1, 26 Belvedere Terrace, Brighton, BN1 3AF

Spencer  
& Leigh



## Flat 1, 26 Belvedere Terrace, Brighton, BN1 3AF

Price £345,000 - Leasehold - Share of Freehold

- Spacious apartment in an attractive period building
- Two bedrooms
- Occupies the entire lower ground floor
- Attractive 14' bay fronted lounge
- Modern fitted kitchen & bathroom
- Private patio garden
- Own street entrance
- Popular central location with low outgoings and a long lease
- No onward chain
- Viewing recommended

This spacious two-bedroom apartment occupies the entire lower ground floor of a charming period building and features its own private patio garden, making it a must-see. Upon entering through the private street entrance, you will find that the main rooms are accessible from the hallway. The apartment includes a 14-foot bay-fronted lounge, a modern fitted kitchen, two bedrooms, and a bathroom with an oversized shower with further space and plumbing for a washing machine. It retains a sense of character and benefits from newly fitted carpets. This property is available with no onward chain and has a lease with over 900 years remaining.

Located at Belvedere Terrace, the apartment is in the heart of Brighton's highly desirable Montpelier district, known for its beautiful 19th-century stuccoed houses on wide, tree-lined streets. The beach is just a few minutes' walk away, while Seven Dials is a short stroll in the opposite direction. Waitrose, along with the vibrant cafés, restaurants, and independent shops on Western Road, are only moments away. Brighton Station is less than a fifteen-minute walk, providing easy access to train services into London and beyond. We highly recommend scheduling a viewing.



Belvedere Terrace is at the heart of Brighton's highly desirable Montpelier district, graced with beautiful, predominantly early 19th-century stuccoed houses, on wide tree-lined roads. The beach is just a few minutes' walk from the apartment, and Seven Dials a short stroll in the other direction. Waitrose and the vibrant cafés, restaurants and independent shops of Western Road are only moments away. Brighton station is less than fifteen minutes' walk, perfect for accessing train services into London and beyond.





Private street entrance

Entrance hallway  
29'6 x 9'11

Living Room  
14'9 x 14'2

Kitchen  
12'2 x 6'4

Bedroom  
11'4 x 8'

Bedroom  
14'9 x 7'10

Shower Room  
14'2 x 5'7

OUTSIDE

Patio  
11'5 x 9'10

Property Information

Lease Term: 999 years from 1996

Service charge: £125 per month

Ground rent: Zero

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: On street permit parking- Zone Z

Broadband: Standard 16 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

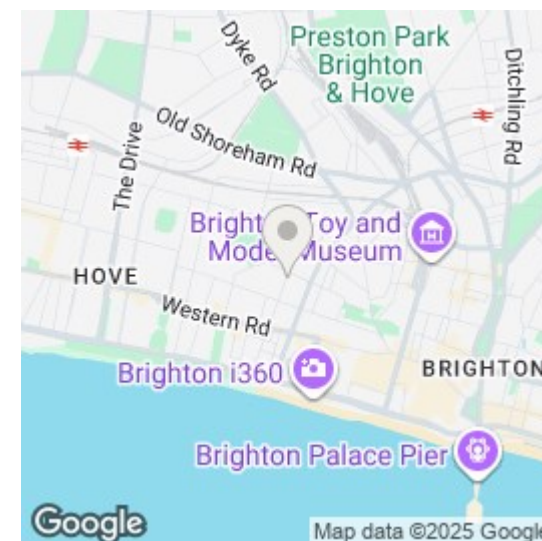
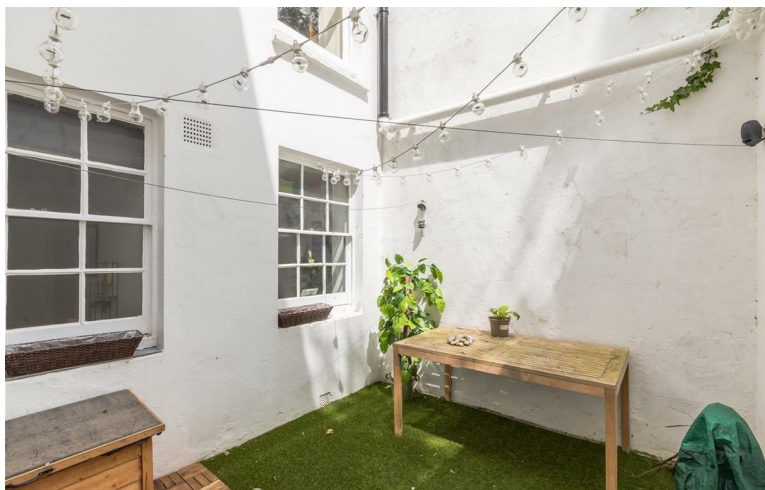
Mobile: Good coverage (OFCOM checker)

Clifton Hill Conservation Area

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC  
Council Tax Band:- B

#### 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		
	71	78
England & Wales		EU Directive 2002/91/EC

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TOTAL APPROX. FLOOR AREA 64.5 SQ.M. (694 SQ.FT.)  
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