





32 Montpelier Road  
Brighton, BN1 2LQ

£269,950

An immaculately presented first floor flat, in a fantastic central Hove location, just moments from the seafront, Hove Lawns and the amenities, restaurants and bars in Church Road. Offering spacious accommodation with quality flooring's, fixtures and fittings and comprising a large bay fronted open plan living room with floor to ceiling sash windows and balcony, a beautiful contemporary kitchen, a large double bedroom with built in storage, and a modern bathroom with full suite.

Location - Montpelier Road is very centrally located with the seafront just a stones throw away, along with an abundance of shopping facilities on Western Road, Churchill square and the bohemian North Laines all in walking distance; as well as an array of bars and restaurants on your doorstep. There are regular bus service at the top of the road affording access to all other parts of the city and Brighton station within easy reach.

- 1 Bedroom
  - Newly refurbished
  - Kitchen
  - Balcony
- New 125 Year Lease
  - Bathroom
  - Great Location
  - Close to Seafront



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 <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		
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TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)