

De Montfort

Brighton

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About the property

FOR SALE BY AUCTION 26th February 2025

Situated on the esteemed De Montfort Road in Brighton, this exceptionally large first-floor apartment presents a remarkable opportunity for discerning buyers. Spanning over 800 square feet, the property boasts a loft conversion already in place, offering both versatility and ample space. This makes it an ideal choice for a variety of residents, including professionals, growing families, developers & investors.

The apartment benefits from a share of the Freehold with an extended 999 year lease, providing peace of mind for future ownership. Large windows throughout the home invite an abundance of natural light, creating a warm and inviting atmosphere that is sure to impress.

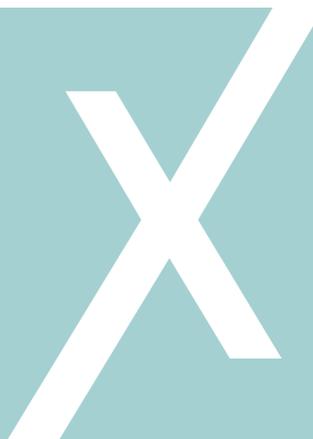
Located in one of Brighton's most sought-after areas, residents will enjoy convenient access to local amenities, excellent transport links, and the vibrant social scene that the city is renowned for. The additional flexible space within the apartment can easily serve as a home office or creative studio further enhancing its functionality to suit your lifestyle needs.

Moreover, this property offers fantastic development opportunities, allowing the next owner to personalise and enhance the space to their liking. Whether you envision reconfiguring the layout or adding value through renovations, this home is brimming with potential.

With its generous size, prime location, and remarkable flexibility, this apartment is truly a rare find in the market. Early viewings are highly recommended to secure this exceptional property and explore the myriad possibilities it has to offer.

De Montfort Road Brighton

£190,000



1

BEDROOM

1

RECEPTION

1

BATHROOM



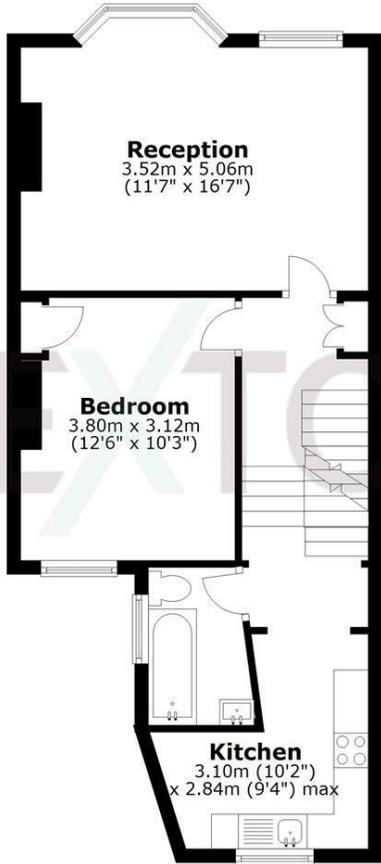




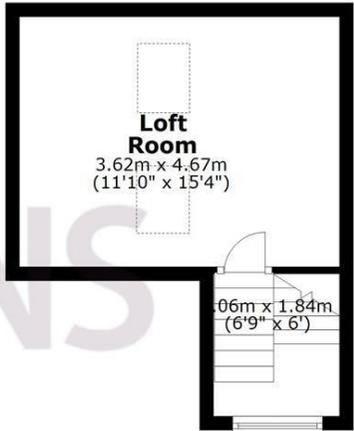


SCAN HERE TO VIEW ALL AUCTION PROPERTIES

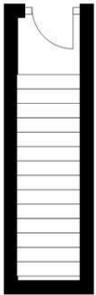
First Floor
Approx. 50.7 sq. metres (545.4 sq. feet)



First Floor
Approx. 20.8 sq. metres (224.3 sq. feet)



Ground Floor
Approx. 3.4 sq. metres (37.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Call our sales team to arrange a viewing appointment:

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