



## 57, 66, PARK ROYAL MONTPELIER ROAD BRIGHTON, BN1 3BL

**£400,000**  
**SHARE OF FREEHOLD**

Nestled in this leafy development, quietly tucked away off Montpelier Road in Brighton, this superb two-bedroom apartment offers a delightful blend of comfort and convenience. Spanning an impressive 857 square feet, this bright and spacious residence is situated on the second floor, providing a serene retreat in the heart of the bustling city.

The apartment features two generously sized double bedrooms, a kitchen breakfast room that opens onto a lovely size lounge diner, a modern bathroom and some useful storage cupboards.

One of the standout features of this property is the residents' parking, a rare find in such a central location, making it ideal for those who require easy access to their vehicles. The property is also sold with a share of the freehold.

With its prime location, this apartment is just a stone's throw away from Brighton's vibrant amenities, including shops, restaurants, and the beautiful seafront as well as excellent transport links to London and the surrounding areas.

**Nicholas  
James**

SALES LETTINGS AUCTIONS









## 57 Park Royal

Approximate Gross Internal Area  
79.6 sq m / 857 sq ft

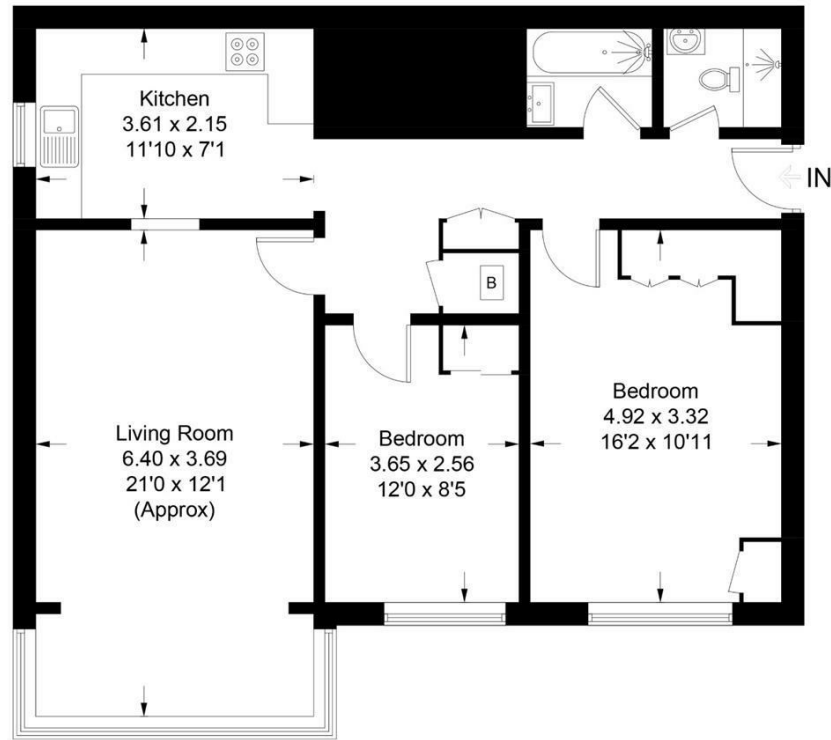


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221079)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

SALES LETTINGS AUCTIONS