



## RESIDENCE AT MONTPELIER 20 NORFOLK TERRACE BRIGHTON, BN1 3LZ

SHARE OF FREEHOLD

Guide Price £550,000 - £565,000. Welcome to Montpelier Place: a stunning two bedroom apartment set in the Clifton Hill and Montpelier Conservation Area.

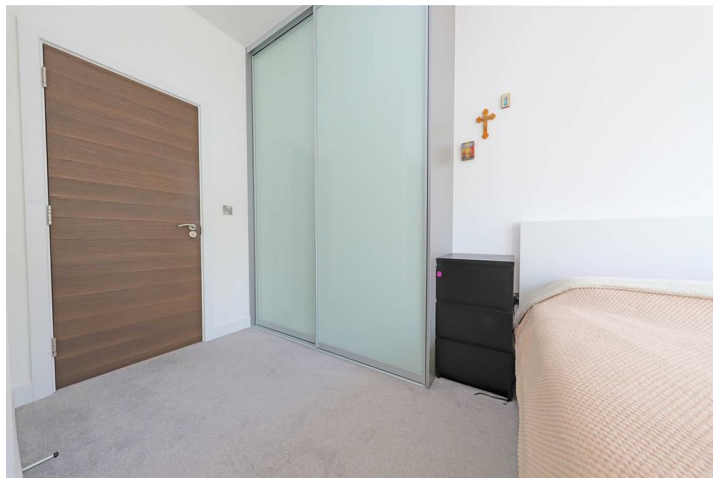
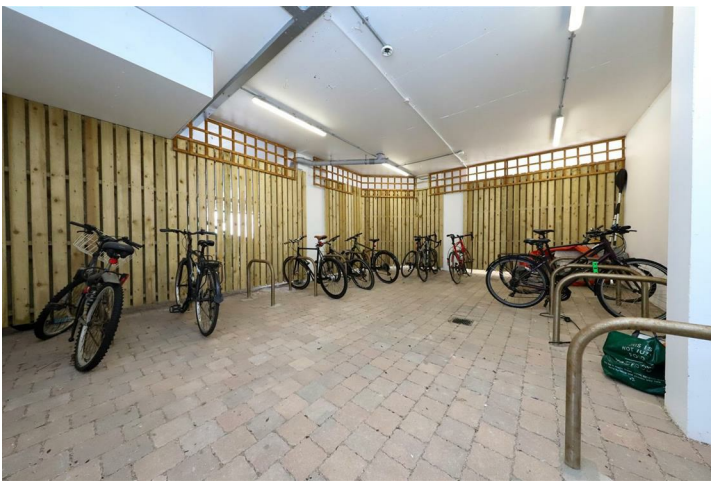
Built in 2019 this two bedroom apartment is located on the second floor of the eastern wing of Montpelier Place. The apartment has underfloor heating throughout, with a great layout, well proportioned rooms and high ceilings all combining to make a fantastic flat.

The property comprises; open plan kitchen, living space with engineered oak flooring and subtle contemporary wall colours, the integrated appliances are Bosch and during the summer you can dine outside on the porcelain tiled balcony which is accessible via full-height glazed doors. There are two double bedrooms both with built-in wardrobes, with the main bedroom also benefitting from en-suite access. There is a modern family bathroom and plenty of built in storage space in the hallway. There is also a communal bike store for building residents.

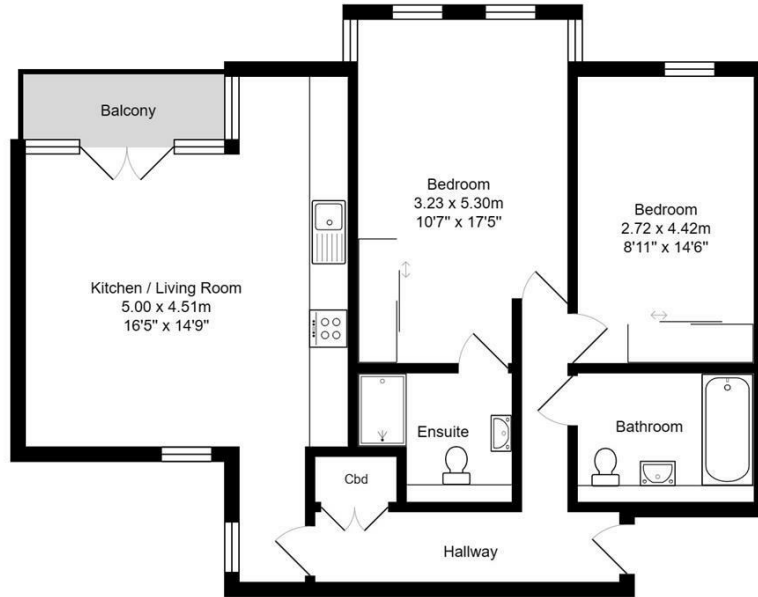
Montpelier Place is situated just North of Western Road and the Seafront and is ideally located to benefit from all of the Cities attractions.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Apartment 7, Residence At Montpelier, 20, Norfolk Terrace, Brighton, BN1 3LZ

Total Area: 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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		
<b>England &amp; Wales</b>	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 Lettings  
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