



## PARK ROYAL MONTPELIER ROAD BRIGHTON, BN1 3BL

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 852 square feet, this bright and spacious residence is situated with a lovely elevated position on the fourth floor, providing a serene retreat in the heart of the bustling city.

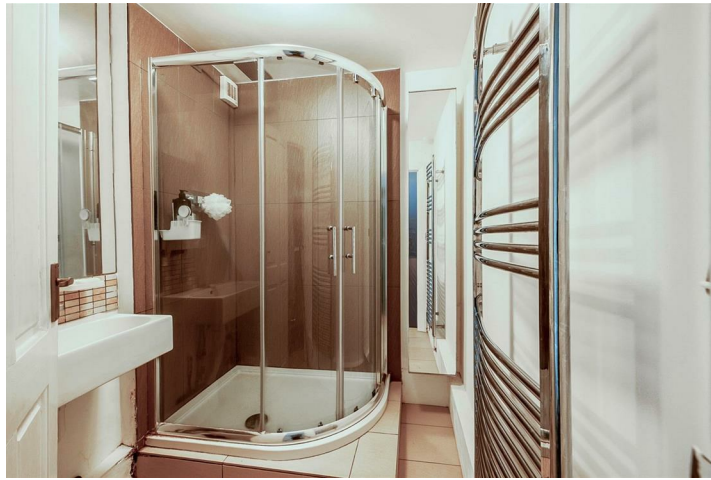
The apartment features two generously sized double bedrooms, a modern kitchen, a lovely sized lounge diner, a modern bathroom and some useful storage cupboards and has a very good EPC rating of 'B'.

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 drive. The property is also sold with a share of the freehold and with no ongoing chain.

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

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

**Nicholas  
 James**

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