

Montpelier Road  
Brighton  
BN1 3BB



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



## 60 Montpelier Road £320,000 Leasehold

A beautifully presented first-floor apartment with a balcony, featuring two additional versatile rooms on half-landings. Boasting high ceilings and an abundance of period features, the property is situated in an exceptionally central and convenient location, just moments from Brighton's iconic seafront.

### **Front door from 1st floor landing**

To main living area

### **Kitchen/Living room**

Large open plan area with period fireplace and radiator. Kitchen with modern black granite style worktop surface, white cupboards and built in oven with separate gas hob.

### **Bedroom**

Period fireplace in spacious room with radiator. Two large sash windows with period features.

### **Balcony**

### **Bathroom**

Newly refurbished with a modern sink unit, w.c., bath and shower.

### **Other Information**

Length of remaining Lease term in years: 88

Annual Ground Rent Charge : £150

Annual Service Charge : 2025 = £3060 PA

Billing Cycle: Annual - 2 x 6 months = £1530 x 2

Local Authority  
Brighton & Hove

Council Tax Band  
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/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

Approximate Gross Internal Area 722 sq ft - 67 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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