

Flat 12, Heather Court 15, Montpelier Terrace | | Brighton
| BN1 3DS

WARWICK BAKER
ESTATE AGENT







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Offers In Excess Of £350,000

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Warwick Baker Estate Agents are delighted to offer this well-presented two-bedroom apartment, occupying part of the first floor of this purpose-built residential block.

Ideally situated in the heart of the city centre, the property is conveniently located within one mile of the mainline railway station, offering direct services to London Victoria in approximately 62 minutes.

The accommodation benefits from an entry phone system and passenger lift, and comprises an entrance hall, two double bedrooms, a spacious 16-foot south-facing lounge, a modern fitted kitchen and a contemporary shower room.

- VIDEO ENTRY PHONE SYSTEM
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- PASSENGER LIFT
- MODERN SHOWER ROOM
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- 16' SOUTH FACING LOUNGE
- RESIDENTS GARDEN

PASSENGER LIFT AND STAIRS TO FIRST FLOOR

Part security glazed door leading to:

ENTRANCE HALL
30'3" x 7'0" (9.23 x 2.14)
Being ' L ' shaped, video entry phone system, ' DIMPLEX ' night storage heater, door giving access to storage cupboard with hanging and shelving space, door giving access to airing cupboard housing hot water cylinder, slatted shelving, high level trip switches, two sets of spotlights.

Georgian style glazed door off entrance hall to:

LOUNGE
16'0" x 14'2" (4.88 x 4.32)
Into bay with double glazed windows to the front having a favoured southerly aspect, glimpses of The English Channel, ' DIMPLEX ' night storage heater, feature coal effect electreic fire, spotlighting.

Door off entrance hall to:

KITCHEN
12'11" x 6'11" (3.95 x 2.12)
Comprising twin stainless steel sink units with mixer tap inset into granite effect work top, storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, glass display shelving to the side, built in integrated fridge/freezer to the side, adjacent matching work top with inset new ' INDESIT ' four ring electric hob, built in new ' INDESIT ' electric oven under, range of drawers and cupboards to the side, tiled splash back, complimented by matching wall units over, stainless steel extractor hood, tiled flooring, double glazed windows to the side having a westerly aspect.

Georgian style glazed door off entrance hall to:

Georgian style glazed door off entrance hall to:

BEDCROOM 1
13'1" x 9'10" (4.00 x 3.01)
Double glazed windows to the front having a favoured southerly aspect, ' DIMPLEX ' night storage heater, two sets of double doored wardrobes with hanging and shelving space, two high level cupboards over the bed area.

Georgian style glazed door off entrance hall to:

BEDROOM 2
12'11" x 7'4" (3.96 x 2.26)
Double glazed windows to the front having a favoured southerly aspect, ' DIMPLEX ' night storage heater, built in triple doored wardrobe with hanging and shelving space, triple doored storage cupboard over.

Door off entrance hall to:

SHOWER ROOM
Being fully tiled, comprising modern vanity unit with wash hand basin and mixer tap, two drawers under, mirrored medicine cabinet over, glass display shelving, low level wc, step in fully tiled shower cubicle with built in shower with separate shower attachment, twin sliding shower doors.

RESIDENTS GAREDN

ALLOCATED PARKING SPACE
No: 12

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE:- £1,181.25 EVERY SIX MONTHS

GROUND RENT:- NON APPLICABLE

LEASE:- 945 YEARS REMAINING APPROX.







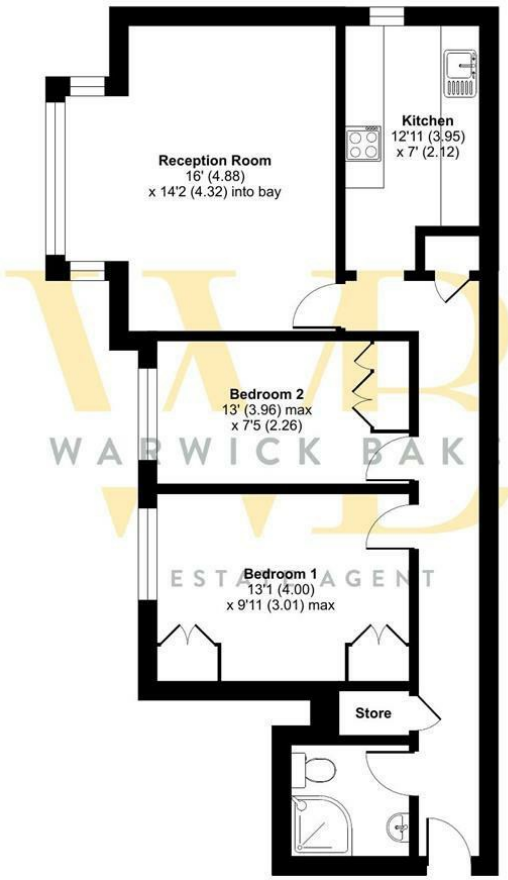




Montpelier Terrace, Brighton, BN1

Approximate Area = 715 sq ft / 38.5 sq m

For identification only - Not to scale



FIRST FLOOR

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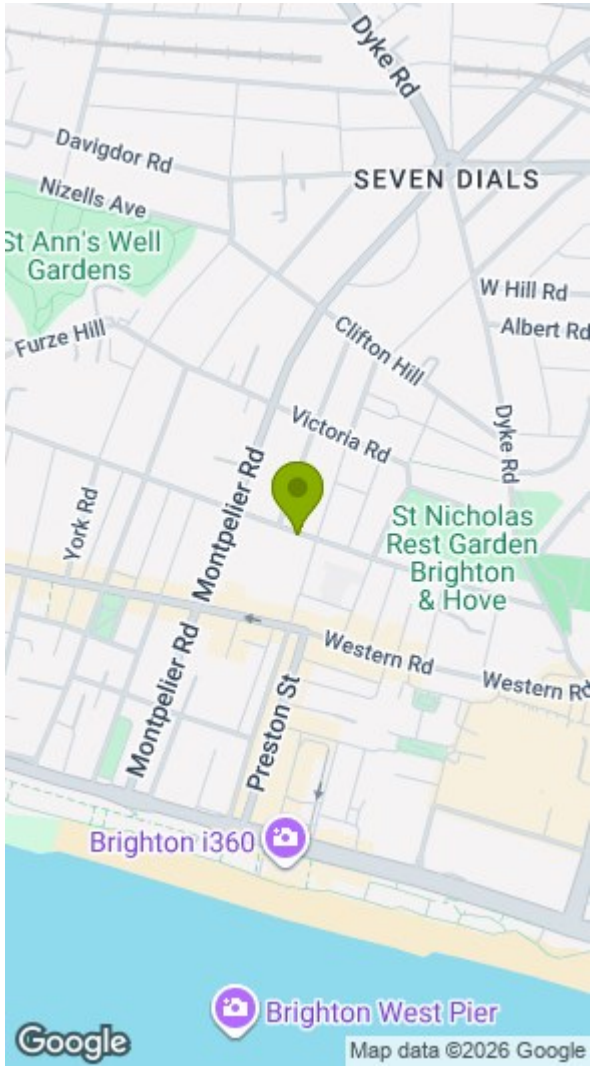
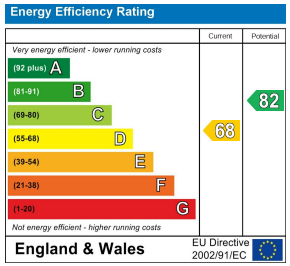
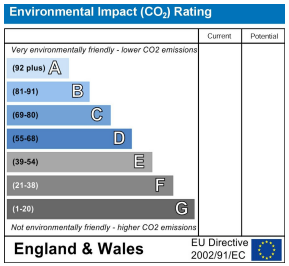
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1512502







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate