



Montague Street  
Brighton  
**£250,000**

# Montague Street, Brighton

## DESCRIPTION

This spacious apartment is located in Kemp Town close to Brighton seafront, boutique bars, shops and restaurants. It has great transport links to the railway station and would be very attractive for buy to let investors due to its close proximity to the Royal Sussex County Hospital, or perfect for first time buyers.

The purpose built apartment consists of; entrance hallway, spacious living dining room, fitted kitchen, two double bedrooms, family bathroom and enclosed balcony.

- Enclosed Balcony
- Two Double Bedrooms
- First Floor
- Lift Access
- Chain Free
- Spacious Rooms
- Communal laundry room
- Lots of Storage





## FIRST FLOOR

### Entrance Hallway

Linoleum flooring , large built in storage, phone entry, hand rails and light pendants.

### Living Room

15' 10" x 10' 4" (4.83m x 3.15m) Carpeted, casement windows, pendant lighting and door exiting onto the enclosed balcony.

### Kitchen

7' 1" x 10' 1" (2.16m x 3.07m) Linoleum flooring, fitted wall and base units with work top, tiled splash back and casement window.

### Master bedroom

12' 5" x 10' 6" (3.78m x 3.20m) Carpeted, casement windows and hanging light pendant.

### Bedroom

12' 5" x 9' 0" (3.78m x 2.74m) Carpeted, casement windows and hanging light pendant.

### Bathroom

Linoleum flooring, shower , toilet, sink and splash back tiles.

## ADDITIONAL INFORMATION

### Tenure

Leasehold with 92 years remaining

We understand the service charge is £708.50 per annum and the ground rent is £10.00 per annum

### Parking

You can apply for a parking space at the property subject to a potential waiting list.

The residents parking zone is C and permits are available from Brighton and Hove Council

### Council Tax

Council tax band A and the annual cost is £1253.00 per annum

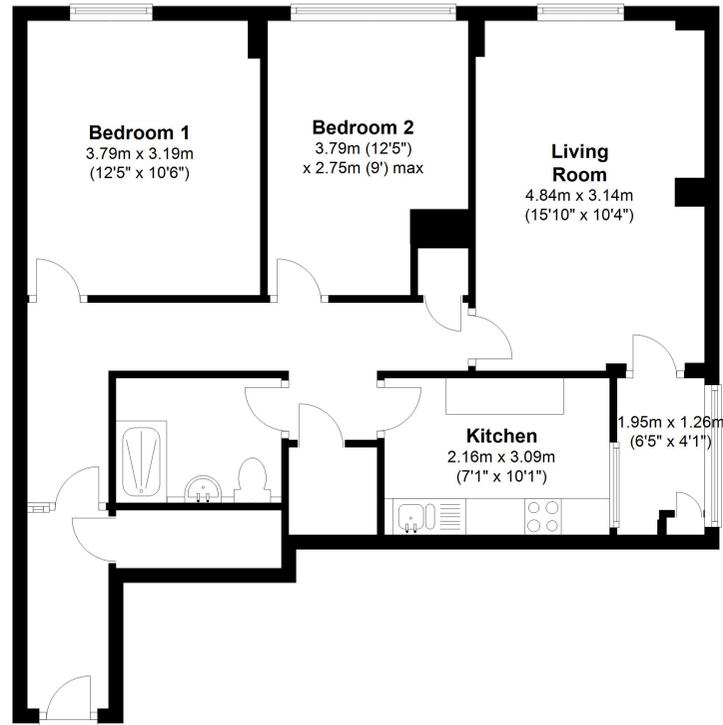
**There is some independent finance for this property if required**



FLOOR PLANS

First Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



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