

**1 Bed  
Apartment  
located in**

 **MyHaus Property**  
Sales & Lettings

**48 Montpelier Road**

**Brighton**

**BN1 3BA**



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## Offers In The Region Of £220 000

A character-filled Brighton gem just moments from the sea

Tucked away on the iconic Montpelier Road, this charming one-bedroom apartment offers the perfect opportunity, whether you're looking for a full-time home, a stylish pied-à-terre by the coast, or a solid rental investment.

Dating back to 1840, the building showcases all the elegance of the Regency era, and this apartment carries that charm through, offering a calming space to relax and unwind. The reception room is a welcoming hub for cosy evenings or hosting friends, while the bedroom provides a peaceful retreat at the end of the day. The bathroom is practical and neatly finished, giving you everything you need with ease.

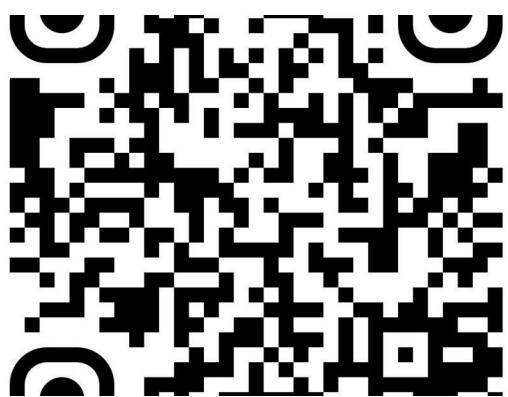
For investors, the numbers make sense:

The property has an expected rental income of around £1300 in today's market projecting £15,600 per year.

Location-wise, it doesn't get much better.

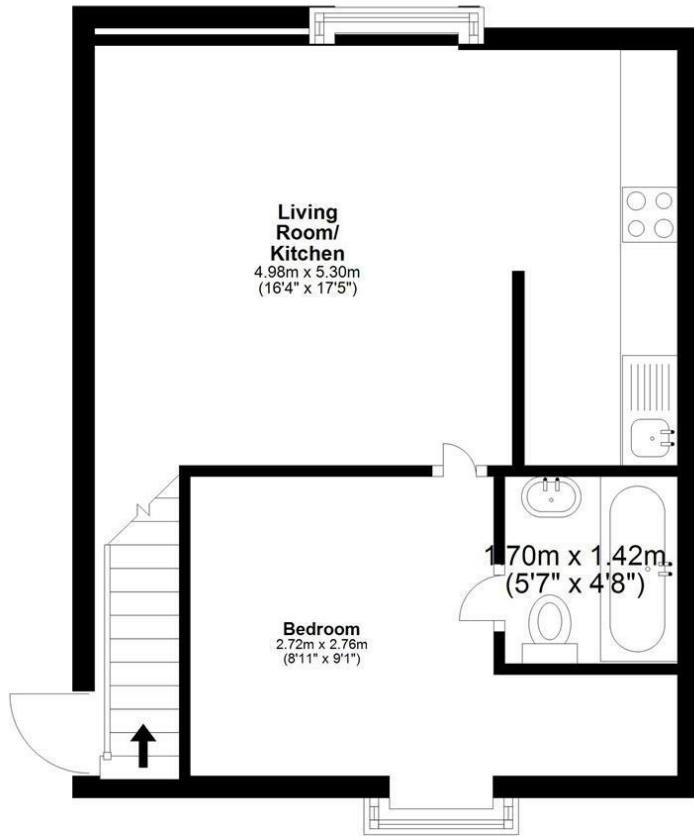
Just a short stroll to the seafront ideal for morning swims, sunset walks, or simply grabbing a coffee and watching the waves

Western Road and Churchill Square are on your doorstep, offering a huge choice of cafes, restaurants, boutique shops and



# Apartment

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 35.7 sq. metres (383.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	70
EU Directive 2002/91/EC		

## DIRECTIONS

## CONTACT

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