





Nestled in the charming Clifton and Montpelier conservation area of Brighton, this delightful period flat offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for both individuals and small families seeking a vibrant coastal lifestyle.

The living space is westerly aspect with a feature exposed brick wall provides an inviting space for relaxation and entertaining. The flat also features a shower room complemented by a separate WC, ensuring convenience for residents and guests alike.

One of the standout features of this property is the west-aspect balcony, which boasts views to the sea. Imagine enjoying your morning coffee or unwinding in the evening while taking in the picturesque sunsets over the horizon.

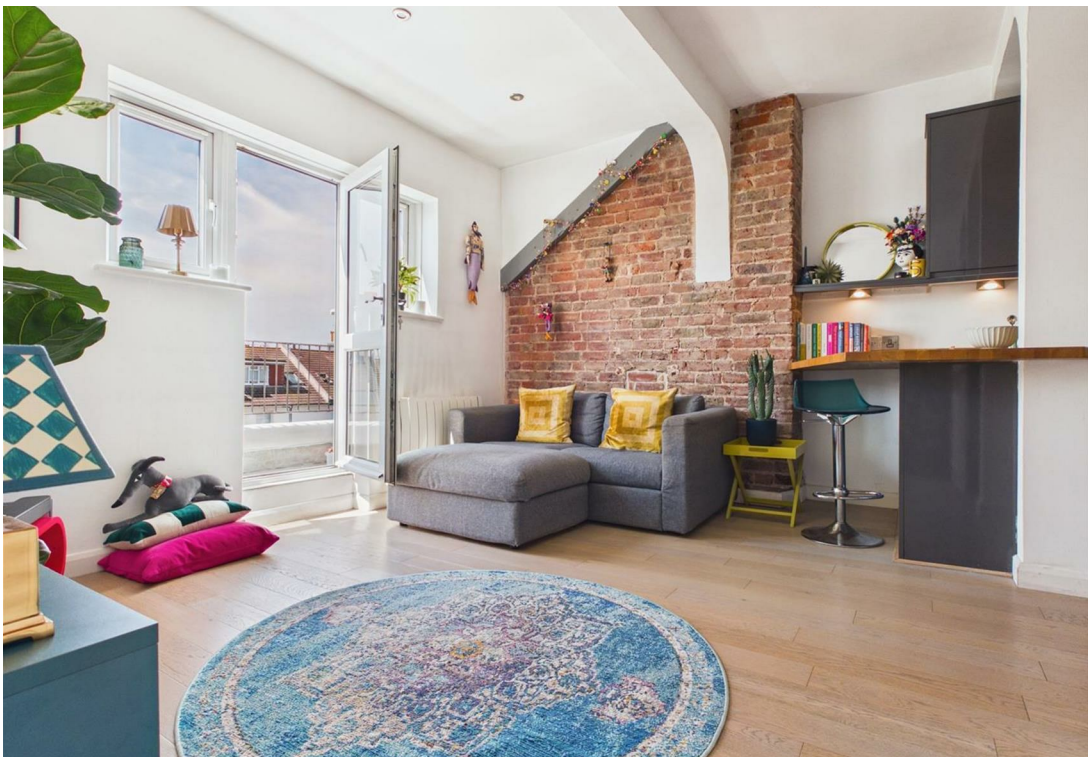
This flat is not only pet-friendly but also offers the potential for Airbnb making it an excellent investment opportunity for those looking to enter the rental market. Additionally, with a share of the freehold, you will have a say in the management of the building, providing peace of mind and a sense of community.

Located close to the vibrant amenities of Brighton, including shops, cafes, and the beach as well as Brighton Mainline Station, this property is perfectly positioned for those who appreciate the lively atmosphere of city living while still enjoying the tranquillity of a residential area.

In summary, this period flat in St Michaels Place is a rare find, combining comfort, style, and a prime location. Whether you are looking for a new home or an investment opportunity, this property is sure to impress.

- AIRBNB AND PET FRIENDLY
- VIRTUAL REALITY TOUR AND FLOORPLAN
- CONVERTED PERIOD BUILDING
- CLIFTON AND MONTPELIER CONSERVATION AREA
- WEST ASPECT LOUNGE/KITCHEN
- 13'4 WEST ASPECT BALCONY
- ROOF TOP VIEWS TO THE SEA
- TWO DOUBLE BEDROOMS
- WET ROOM + SEPARATE WC
- SHARE OF FREEHOLD





FOURTH FLOOR

ENTRANCE HALL

Split level, entry phone system, storage cupboard, loft hatch.

SEPARATE WC

Fitted with white suite comprising low level close coupled WC, wooden worktop with sink and mixer tap, cupboards under, one wall light point, part painted wood panelling to walls, tiled floor, ladder style heated towel rail, frosted window.

OPEN PLAN LOUNGE/KITCHEN

West aspect double glazed door and windows to side giving access to BALCONY, recessed downlighting, three wooden shelves, illuminated wooden flooring, wall mounted electric heater.

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base units, wooden worktop and breakfast bar, stainless steel single bowl single drainer sink unit electric oven, electric hob with extractor fan over, plumbed space for washing machine, space for appliance, recessed downlighting, laminated wooden flooring.

BALCONY

Measuring 13'5 x 3'8 (3.96 x 1.16m)

West aspect, roof top views to the sea.

WET ROOM

Fitted with fixed head and flexible hose shower head, wash hand basin with mixer tap, recessed downlighting, tiled walls, tiled floor, shelf, ladder style heated towel rail, extractor fan.

BEDROOM 1

East aspect double glazed window, fitted cupboard, wall mounted programmable electric heater.

BEDROOM 2

East aspect double glazed window, fitted cupboard, wall mounted programmable electric heater

COMMUNAL LAUNDRY ROOM

ADDITIONAL INFORMATION

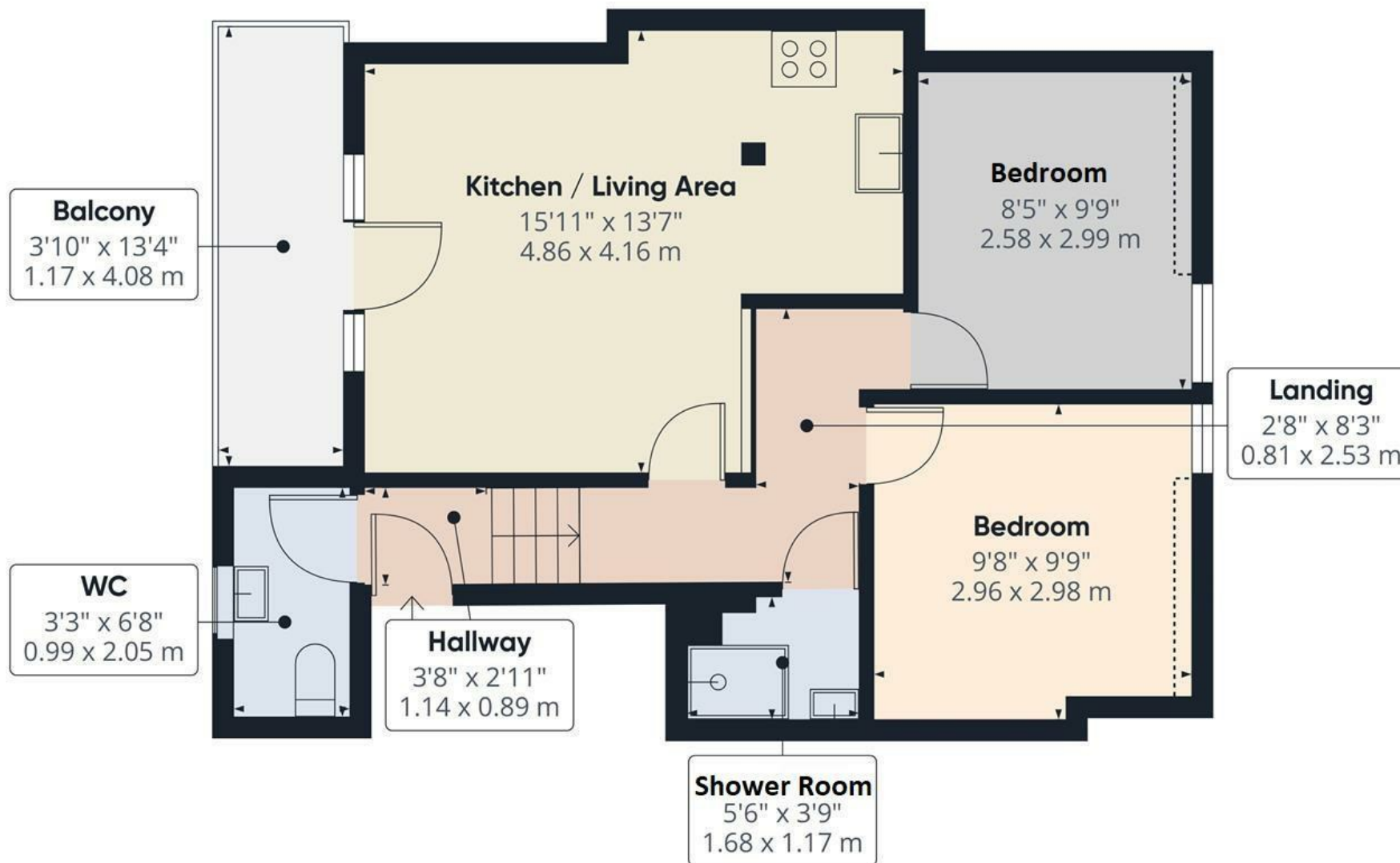
Lease - Balance of 999 years with Share of Freehold

Maintenance - £1,000

Ground Rent - £0

Council Tax Band A - £1,719.63





Approximate total area⁽¹⁾

462 ft²
42.9 m²

Balconies and terraces

51 ft²
4.7 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

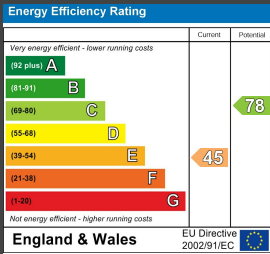
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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