



**Norfolk Terrace, Brighton, BN1 3LZ**  
Offers In Excess Of £585,000

## Norfolk Terrace, Brighton, BN1 3LZ

The perfect blend of modern design and breath taking sea views in this spacious two bedroom apartment located in the prestigious Montpelier Place Apartments.

A modern and luxurious two bedroom third floor apartment with stunning sea views. This exquisite property offers a perfect blend of contemporary design, convenient location, and unrivalled amenities.

Situated in the heart of central Brighton, this apartment provides easy access to an array of local amenities, including shops, cafes, restaurants, and entertainment venues. With the seafront just a stroll away, you can enjoy the promenade, sea, and beach whenever you desire. The central location also ensures excellent transport links, making commuting a breeze.

Upon entering the apartment, you will be greeted by a sleek and spacious open-plan living space, perfectly designed to accommodate modern living. The living area features large windows that flood the space with natural light, creating a bright and welcoming atmosphere. Step out onto the balcony and be amazed by the incredible far-reaching sea views that stretch out before you.

Whether you're a seasoned chef or just starting your culinary journey, this kitchen provides the perfect space to experiment and create delicious meals.

The 'Windmill' designed kitchen boasts integrated 'Bosch' appliances that cater to all your culinary needs.

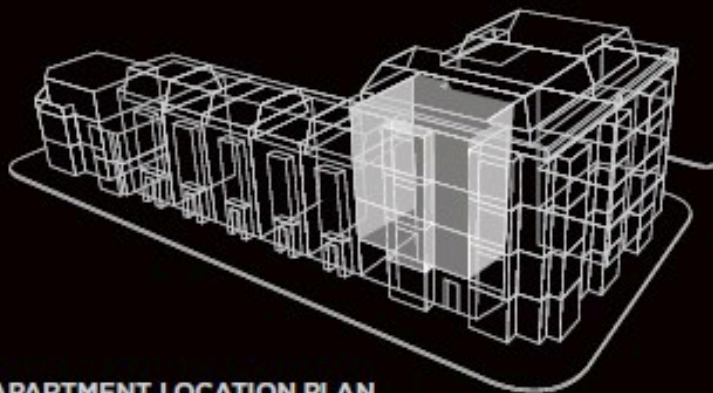
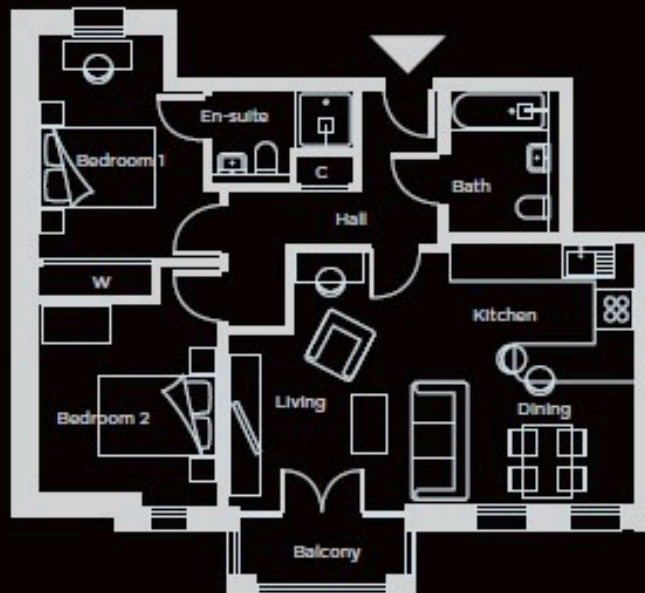
The two bedrooms offer ample space and comfort, ensuring a peaceful retreat at the end of each day. One of the bedrooms features an en-suite facilities, providing privacy and convenience. The family bathroom is well-appointed with modern fixtures and fittings, offering a relaxing oasis for your daily grooming routines.

The property also includes a designated parking space in the gated car park, ensuring ease and security for your vehicles. For those with an eco-friendly lifestyle, a communal bicycle store forms part of the building.

Montpelier Place Apartments offer exceptional security and convenience. The passenger lift and video entry phone system provide added peace of mind. Moreover, the Vaillant 'ecoTec' boiler installed in the flat ensures efficient underfloor heating, allowing you to stay warm and cosy during the colder months.



FLOOR PLAN



APARTMENT LOCATION PLAN

ROOM SIZES

ROOM	METRES	FEET
Living/Dining/Kitchen	6.8 x 4.4	22'3" x 14'5"
Bedroom 1	2.7 x 3.7	8'10" x 12'2"
Bedroom 2	3.2 x 3.0	10'5" x 9'10"
Bathroom	1.7 x 2.3	5'6" x 7'6"
Ensuite	2.5 x 1.4	8'2" x 4'7"
<b>SUB TOTAL</b>	<b>69m<sup>2</sup></b>	<b>743ft<sup>2</sup></b>
Balcony	3.25m <sup>2</sup>	35ft <sup>2</sup>
<b>TOTAL</b>	<b>72.25m<sup>2</sup></b>	<b>778ft<sup>2</sup></b>



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Your Sussex Property Expert

Brighton & Hove Office  
 01273 688 881  
 3-6 North Road, Brighton BN1 1YA  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)

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81-91	B	69 B	69 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure Share Of Freehold  
 993 Year Lease Term Remaining  
 Service Charge Approx £2,178.83 Per Annum  
 Ground Rent N/A  
 Council Tax Band C



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