

Essex Place, Montague Street, Brighton, BN2 1LL

welcome to

Essex Place Montague Street, Brighton

Two-bedroom city centre apartment with balcony and communal parking, ideally located moments from Brighton seafront, Churchill Square and Brighton Station. Offering spacious accommodation throughout, including a separate kitchen and two double bedrooms.



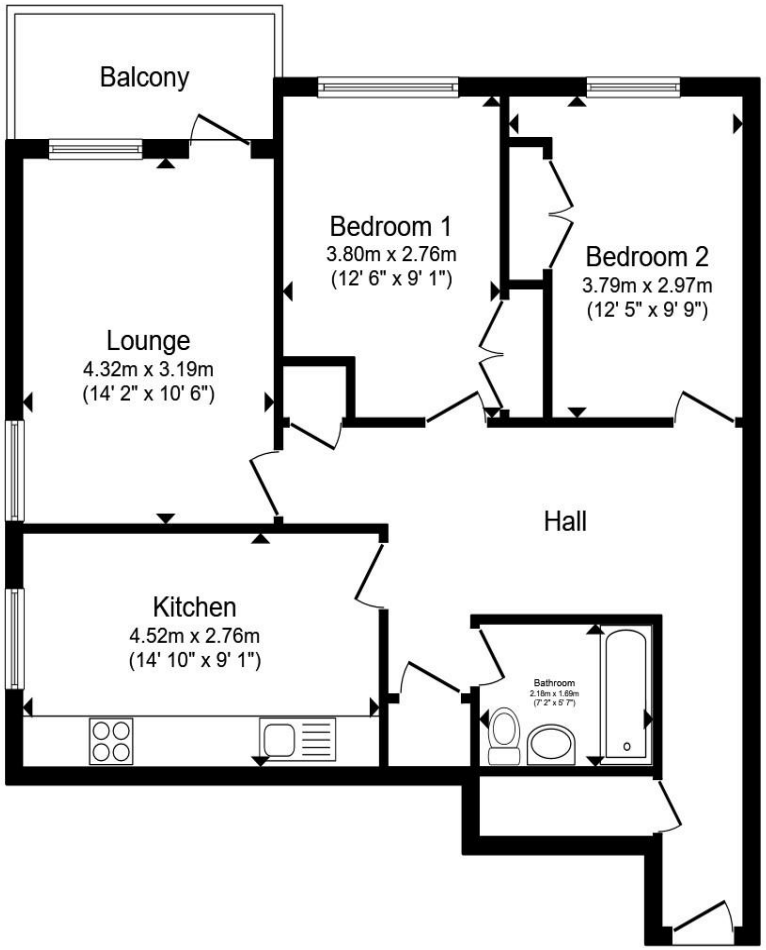












Total floor area 73.6 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Situated in the heart of Brighton city centre, this well-proportioned two-bedroom apartment is located within the popular Essex Place development on Montague Street, offering the perfect blend of convenience, space, and coastal living.

The property extends to approximately 792 sq. ft. and features a spacious lounge with direct access to a private balcony, providing elevated views across the city and an ideal spot to relax. The separate fitted kitchen offers ample worktop and storage space, making it practical for everyday living.

There are two generous double bedrooms, both benefiting from good proportions and natural light, together with a family bathroom and a welcoming entrance hall with useful storage.

Residents enjoy the benefit of communal parking, a rare advantage for such a central Brighton location. The apartment is ideally positioned moments from Brighton's famous seafront, Churchill Square Shopping Centre, a wide selection of cafes, restaurants and bars, and Brighton mainline railway station, making it an excellent choice for commuters, first-time buyers, investors, or those seeking a coastal home. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Essex Place Montague Street, Brighton

- Two double bedrooms
- Spacious lounge with balcony
- Approx. 792 sq. ft. (73.6 sq. m.)
- Communal parking
- Central Brighton location

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1768.07
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KET105397 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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