

PHILLIPS & STILL



## Montpelier Street, Brighton, BN1 3DJ

- A Stunning Three Storey Grade II Listed Period Home
- Presented In Stunning Order With Sea Views
- Four / Five Double Bedrooms
- Two Reception Rooms & Separate Kitchen

Asking Price of £800,000

- Extensive & Versatile Living Accommodation With Period Features
- Sought After Montpelier & Clifton Hill Conservation Area
- Short Walk To Seafront, Western Road, Seven Dials & Brighton Mainline Station For Commuters
- Share Of Freehold & No Onward Chain



Montpelier Street forms part of the highly desirable & widely admired Montpelier and Clifton Hill conservation area in the heart of central Brighton. Built in the mid-19th century, the Clifton Hill area is characterised by the attractive & distinctive stucco-clad houses and villas only a short walk from Brighton mainline station providing North bound commuter links with London & Gatwick. Clifton Hill is not just an area but also a community with renowned schools, both state and private, catering for all age groups within walking distance making it ideally placed for anyone with children or looking to start a family.

Our famous, picturesque seafront and promenade are also just a short stroll away as well as vibrant Western Road where you'll find an excellent array of nightlife, a wide selection of trendy restaurants, cafes, bars and public houses and a good choice of convenience shops & supermarkets including Waitrose & Taj. Brighton's extensive shopping facilities at Churchill Square, North Laine and South Lanes are close by, as is the Seven Dials thoroughfare which offers a range of local amenities with its popular delicatessens, restaurants and bistros.

This spectacular grade II listed three storey period home is beautifully presented & has been immaculately maintained throughout to a very high standard by its current owners with stunning attention to detail and contemporary décor whilst still incorporating so many period features & character such as feature fireplaces and wooden floorboards. You will be utterly charmed from the moment you step inside the front door and while the lower ground floor apartment is completely separate (not part of the sale), the upper floors feel like a house in their own right where once inside, its true scale and beauty becomes apparent.



With a magnificent bay fronted sitting room and separate dining room on the ground floor, there is plenty of space for entertaining, relaxing and sitting down together for meals. You also have a separate highly modern kitchen and shower room. The extensive living accommodation continues on the upper floors with the potential to provide five double bedrooms. The current family use two of the bedrooms as home offices / studies. It's useful to note that the smallest of the bedrooms was previously a family bathroom and the plumbing remains should the next owner want to reinstate that. With tranquil sea views to the front, viewings are highly recommended to fully appreciate everything this wonderful home has to offer and it is ready to move straight into!



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

BAY FRONTED SITTING ROOM

15' 4" x 13' 1" (4.67m x 3.99m)

DINING ROOM

12' x 11' 5" (3.66m x 3.48m)

KITCHEN

15' 8" x 8' 1" (4.80m x 2.47m)

SHOWER ROOM

## FIRST FLOOR

LANDING

BEDROOM FIVE / STUDY

11' 8" x 8' 3" (3.56m x 0m)

SEPARATE W.C.

BEDROOM FOUR

11' 10" x 11' 4" (3.61m x 3.45m)

BEDROOM ONE

16' 11" x 14' 7" (5.16m x 4.44m)

## SECOND FLOOR

LANDING

BEDROOM THREE

11' 10" x 11' 7" (3.61m x 3.53m)

EN SUITE SHOWER

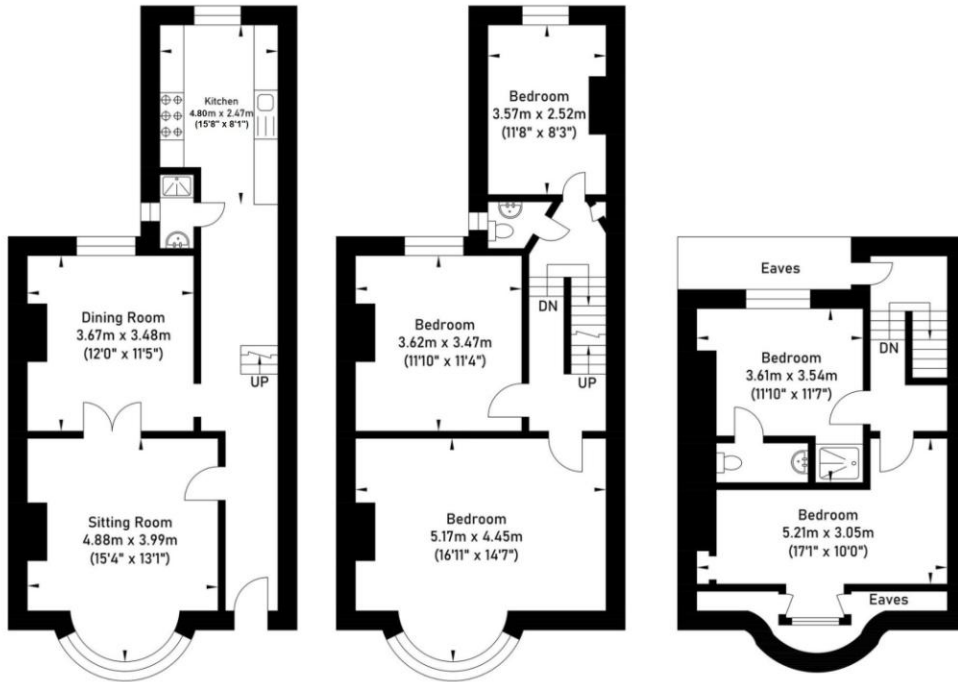
EN SUITE CLOAKROOM

With W.C. and sink

BEDROOM TWO

17' 1" x 10' 0" (5.21m x 3.05m)

# Montpelier Street, Brighton



Ground Floor  
Approximate Floor Area  
555.63 sq ft  
(51.62 sq m)

First Floor  
Approximate Floor Area  
555.63 sq ft  
(51.62 sq m)

Second Floor  
Approximate Floor Area  
384.59 sq ft  
(35.73 sq m)

Approximate Gross Internal Area = 143.2 sq. meters / 1541 sq. feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
Sat-Sun: 9am - 5pm

