



Montpelier Street, Brighton, East Sussex, BN1 3DJ

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

ASKING PRICE OF £750,000

- Extensive & Versatile Living Accommodation With Period Features
- Sought After Montpelier & Clifton Hill Conservation Area
- Short Walk To Seafront, Western Road, Seven Dials & Brighton Station
- Refitted Bathroom With Free-Standing Bath & Large Digital Walk-In Shower



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.

This spectacular grade II listed three storey period home, the top three floors of a Regency mid terrace house, 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 a large cloaks cupboard which could be a ground floor toilet or utility room as there is the necessary plumbing in place. The extensive living accommodation continues on the upper floors with four double bedrooms giving you the option of using one or more of the bedrooms as a home office if required. The stylish and high specification family bathroom is newly installed offering both a free-standing bath and large digital walk-in shower.



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!

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.

Accommodation

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED SITTING ROOM
16' 0" x 13' 1" (4.88m x 3.99m)

DINING ROOM
12' 0" x 11' 5" (3.67m x 3.48m)

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

LARGE BUILT-IN CLOAKS CUPBOARD

Potential to be ground floor W.C. or utility room as plumbing in situ

FIRST FLOOR

LANDING

With built-in airing cupboard outside the bathroom

BAY FRONTED BEDROOM ONE
16' 11" x 14' 7" (5.17m x 4.45m)

BEDROOM THREE
12' 0" x 11' 5" (3.67m x 3.48m)

REFITTED BATHROOM
11' 8" x 8' 3" (3.57m x 2.52m)

SECOND FLOOR

LANDING

BEDROOM THREE
18' 1" x 11' 8" (5.52m x 3.57m)

BEDROOM FOUR
11' 10" x 11' 7" (3.61m x 3.54m)

EN SUITE SHOWER

EN SUITE CLOAKROOM
With W.C. and sink





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 are 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

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