



Montpelier Crescent, Brighton

East Sussex, BN1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Four bedroom house in sought after location with garden

Grade II | listed Regency villa | Montpelier/Clifton Conservation Area | 2 reception rooms | kitchen/dining room | cloakroom | 4+ bedrooms | Self-contained lower ground guest flat/study | utility room/kitchen

Asking Price £1,800,000 Freehold

Description

Occupying this prime residential location within a premier Regency Crescent in the Clifton conservation area, this important Grade II* listed Regency property overlooks the pretty public lawns of Montpelier Crescent. It further offers adaptable accommodation, a delightful rear garden, and a superb situation with Brighton mainline train station within a quarter of a mile and all the amenities and the buzzing community of Seven Dials practically on the doorstep. The property retains many attractive period features and fireplaces and is considered to be in excellent decorative order, having been redecorated and upgraded under the supervision of an architect. The accommodation comprises four bedrooms, a lower ground floor apartment with its own street entrance suitable for guests or as additional bedrooms, three bathrooms, a separate dining room and kitchen.

The front door opens onto a wonderful entrance hallway with its grand and elegant atmosphere. Leading off the hall is the lovely, light dining room with floor to ceiling sash windows and the contemporary fitted kitchen with space for a breakfast table. At the end of the hall a glazed doorway gives onto the rear garden and also provides lots of natural light to this end of the ground floor. Back at the entrance to the property, the gracious staircase leads up to the first floor level and a double bedroom currently used as a study at the rear. At the front on this floor is a superb living room spanning the full width of the house and overlooking the verdant Crescent gardens

through three gorgeous, large sash windows. On the second floor level is a generous master bedroom suite with separate dressing room and a spacious en suite bathroom. There is also an additional bedroom which the present owners use as a study but which would work equally well as a bedroom, and a stylish shower room. Back on the ground floor the staircase leads down to the garden level which benefits from a separate street entrance. At present this accommodation is set up for guests and comprises a self-contained one bedroom apartment with adjacent reception room, bathroom and fully fitted kitchen, and direct access onto the garden.

Properties on Montpelier Crescent are infrequently available and are, as such, highly sought-after, particularly those that are well-presented and comprise the whole house, such as this one. The property offers flexible accommodation to suit most family configurations and has a spacious light feel throughout. A terrific house, in a fantastic location- this is definitely a home to fall in love with!

Hamptons International

82 Church Road, Hove, East Sussex, BN3 2EB

Sales. 01273 230230

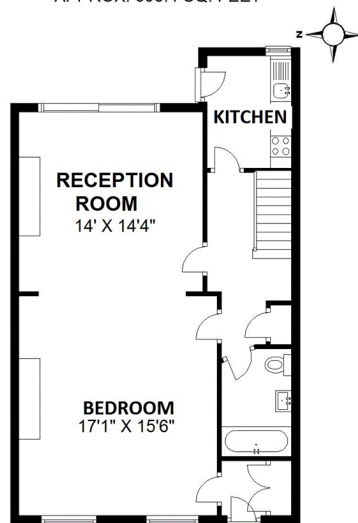
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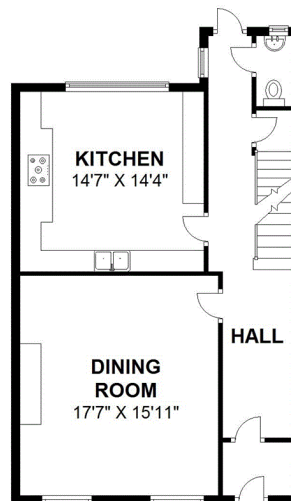
LOWEST GROUND FLOOR

APPROX. 695.4 SQ. FEET



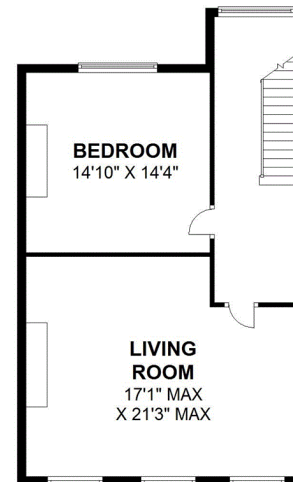
GROUND FLOOR

APPROX. 719.0 SQ. FEET



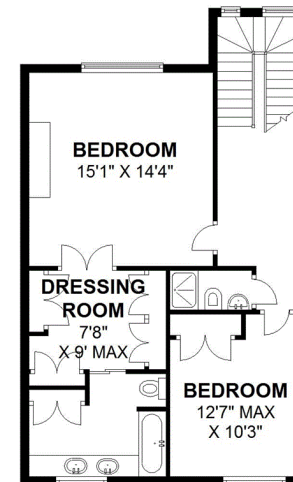
FIRST FLOOR

APPROX. 708.3 SQ. FEET



SECOND FLOOR

APPROX. 694.8 SQ. FEET



TOTAL AREA: APPROX. 2817.6 SQ. FEET

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

