



H&N

Montpelier Terrace

Brighton, BN1 3DF

Guide Price £500,000 to £525,000

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EST. 1990



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****Guide Price £500,000 to £525,000****A beautifully restored and fully renovated Grade II Listed property, centrally located in Montpelier Terrace, Brighton - a charming spot that offers the perfect blend of history and modern living. This delightful flat exudes character and boasts period features from the grand high ceilings and skirting boards, to the elegant sash windows that flood the rooms with natural light. Both are complimented by the current owners keen eye for detail and collection of reclaimed interior finds and decoration.

Situated in stucco-clad terraced housing, this property enjoys a warm and inviting atmosphere with tasteful chalky colour palettes, oak wood floors and cast iron column radiators.

Comprising an impressive reception room, two double bedrooms, a well designed kitchen and a beautiful family bathroom.

Furthermore, the property benefits from an incredibly private and wonderfully established rear garden. Adding a touch of greenery to the property, this provides a tranquil outdoor space with paved patio areas, a plush lawn and mature trees and shrubs to border.

Location

The property is situated on Montpelier Terrace, one of Brighton's most attractive architectural set-pieces and dates from the early Victorian period and located within the Clifton conservation area. The popular Seven Dials location offers easy access to Brighton mainline train station and city centre which is why it is extremely desirable especially to those who commute to London. The location also offers additional transport links across the city and the Sussex area and is near numerous bars, eateries and amenities positioned at Seven Dials. The seafront and Western Road are situated a short distance to the south.

Accommodation

From street level, steps rise to the well maintained communal hallways and flats entrance.

Once inside the property, you'll be made immediately aware of the meticulous restoration and sympathetic styling that proceeds throughout the property. Alongside its impressive original features and 10ft high ceilings, the interior décor enjoys colour choices in keeping with the age of the property.

Wherever possible, the current owners have used reclaimed, restored and sourced pre-loved fixtures and fittings to complete the restoration, with minimal waste in mind. The end product is one of elegance and high end.

From period style Burlington shower to Lefroy Brooks sink in the bathroom, to real slate floors and bespoke cabinetry in the kitchen, the property is unique and ready to move into.

The generous living room enjoys an exposed brick fireplace (with permissions granted for a DEFRA approved log burner), and a bright southerly aspect.

Both bedrooms are spacious double rooms, and the versatile layout of the property means the space can be used in a multitude of ways.

Garden

Accessed at the rear of the property, the landscaped rear garden is very private with original flintstone wall surrounds and pretty mature trees. Two paved patio areas provide optional places for alfresco dining and enjoying the fresh air, and the luscious lawn enjoys sleeper flower borders. There's an outside water tap, lighting and garden shed.

Additional information

EPC rating: D

Internal measurement: 764 Square feet / 71 Square metres

Council tax band: B

Parking zone: Z

Tenure: Share of Freehold - Lease term: 999 years from 1990 (965 yrs remaining)

Maintenance charges: Adhoc

Sellers Note

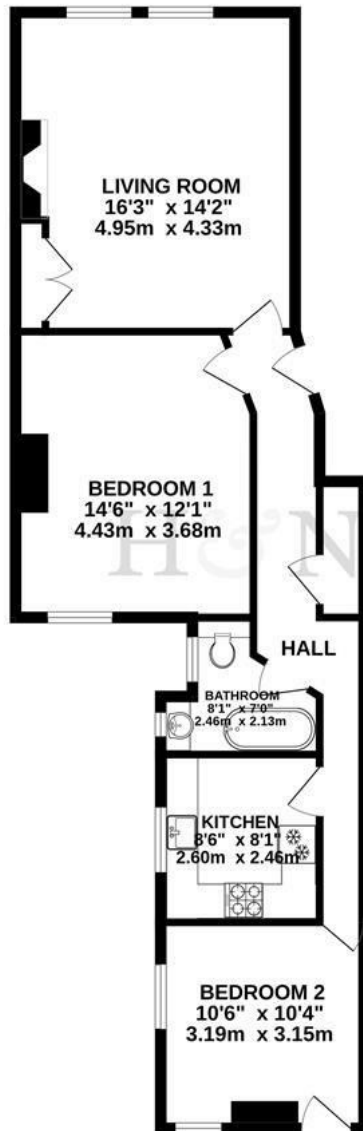
"Our favourite location in Brighton...within ten mins walk of the station, seafront, Hove, the lawns, cinema and lanes, as well as five mins to Seven Dials with our favourite pub just down the road. We have felt lucky to have such a large garden, with a beautiful outlook and such friendly neighbours. We've enjoyed the flats Grade II features and details, and have loved being able to restore them."

VERY IMPORTANT NOTES - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.





GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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