



12 Montpelier Terrace

Brighton, BN1 3DF

Guide price £1,500,000

A truly stunning Grade 2 listed period villa of immense charm and character affording beautifully appointed and expansive living space over four floors, while occupying a highly sought after prime central location in the heart of the conservation area, close to all City centre amenities.

This fine canopied Villa, set behind ornate wrought iron railings is so convenient and central to all the City has to offer, exceptionally accessible to Western Road shopping throughfare, the seafront, Seven Dials and Brighton mainline station. The property has been extensively and tastefully refurbished in recent years, to an exceptionally high standard, with care taken to preserve the original integrity and character, creating a light, comfortable and welcoming home with a nod towards contemporary styling and modern living. The property is offered for sale in pristine decorative condition throughout and features on the ground floor include a spacious reception hallway with elegant staircase serving the first and lower floors, together with an impressive main drawing/dining room with fine exposed floors and tall ceilings and retained period detail. On the lower floor there is a fabulous large kitchen, which is superbly appointed with polished concrete floors, utility area and a further cosy family/tv room off. On the first floor there is an impressive, large split level landing with huge ornate ceiling glass light and four comfortable and beautifully decorated bedrooms with the second floor serving as excellent guest suite options. Outside of this fine home are pleasant private decked gardens, laid with a view to ease of maintenance, for relaxation and external dining. There is no chain involved with the sale of this particular property and acquisition will be straightforward and therefore an early viewing is very highly recommended by the owner's Sole agents



- Stunning Grade 2 Listed period Villa
- Beautifully presented and appointed
- Seamless blend of original integrity with contemporary living and styling
- Luxury kitchen and dining areas
- Lovely decked external areas
- Prime central location within a stones throw of all amenities
- Retains all original character and period detail
- Four floors of living space with separate entrance to lower floor
- Huge split level landing with ornate staircase
- No chain involved

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales	EU Directive 2002/91/EC	

MONTPELIER TERRACE

Approximate Gross Internal Area = 298.20 sq m / 3209.79 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

