



Montpeiler Road, BN1

Guide Price £350,000- £375,000

**ASTON  
VAUGHAN**

Sales and Lettings



## INTRODUCING

# Montpeiler Road, BN1

2 Bedrooms | 1 Bathroom | 1 Reception Room  
817 sq ft |

Historic Montpelier & Clifton Hill CA is one of the most desirable – and expensive – areas of the city, just 2 mins walk from the al fresco lifestyle of Western Road, 10 from the sea and 15-17 mins from Brighton Station's direct trains to Gatwick and London (or 5 by cab). Good to go as a home or for holidays, this spacious 2 bed patio apartment on the lower floor of a magnificent Grade II Regency building delivers a fabulous coastal

lifestyle with a combination of sensitive contemporary design and elegant period proportion. A light reception of classic beauty opens to a private patio with space to entertain and the streamlined kitchen, with a door for al fresco dining is fully fitted. Both bedrooms are doubles which don't share a wall. One looks over the patio and the other, which has a walk in closet, looks over the front garden, and the central bathroom has a





Ideal for professionals or even a small family surrounded by good schools both state and private (including Brighton Girls and Brighton College) and within a 10 minute radius of major employers including the Royal Sussex County Hospital, this stately apartment is also a short walk or drive to the Clock Tower at the beating heart of Brighton, to the vibrant, picturesque North Laine and the fashionable bars, cafes and shops of 7 Dials – and its 7 routes into the whole of the city, out to the National Park or to the A23/A27 for Lewes, the coast and M23.

Light and airy, this generous apartment has its own, impressive entrance behind the front garden and inside big, bright rooms have ceilings which rise to over 3m. Through the front door, the hallway is carpeted to hush any footfall if you share and ahead, the living room spans the full width of this stately property providing plenty of space in which to relax or to enjoy with friends – which is good as this is the perfect place for them all to meet before a day on the beach or night out in the city! Broad French doors bring the outside in and open to a surprisingly large patio for this historic quarter, whilst inside, dimmer switches provide a choice of lighting levels and there's a classic fireplace to enjoy.

With streamlined units topped with steel the kitchen has plenty of storage and working surfaces and it is fitted with a touch induction hob, oven and hood as well as a dishwasher and washer dryer. The door to the patio makes al fresco entertaining easy and outside is designed for dining with a central brick paved area.

Returning inside, the generous guest bedroom looks across the patio, so it is not directly overlooked by neighbours, and it is very quiet, too. Reigning supreme at the front of the apartment the principal bedroom brings regency romance to life, following the gentle curve of this graceful building with plenty of floor space to play with, an original fireplace and shutters at the window to give peace of mind whilst you're away. There are floor to ceiling cupboards as well as a large, walk in closet. Next door, and central to the apartment the contemporary bathroom has all you need including a dual head shower above the bath and a luxury finish in the double ended bath and warming rail for towels.



## OWNER'S THOUGHTS

"An ideal buy or investment in a beautiful historic building, all of the rooms are light and spacious and the patio becomes an extension of the apartment during summer. The location offers a lot to explore -you can't get bored with so much happening- and you can stroll, run or cycle along the seafront or enjoy the dog walking, keep fit classes or festivals of Hove

### Good to Know:

Council Tax Band: B

Local Park: St Anne's Wells

### Education:

St Paul's C of E, St Mary Magdalen

Varndean, Dorothy Stringer

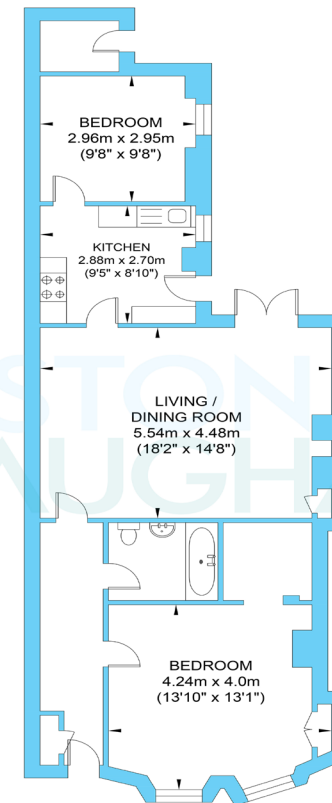
BHASVIC, City College, MET, BIM

Brighton Girls, Brighton College, Roedean, Lancing, Bede's

### Location Summary:

With the sea at the bottom of the hill and the station with direct trains to Gatwick and London just a 15-17 minute walk, buses cover the whole of Brighton and Hove from Western Road, so this fashionable location has easy access to the famous shopping, clubs, bars, restaurants and arts venues of our coastal resort. Both the vibrant 7 Dials and the picturesque heart of the city around the Royal Pavilion are easy to reach, and it's also convenient for parks that provide open spaces, sports facilities and host festival events. Local schools are good and major employers like Amex and the County Hospital are all within a 12 minute drive or short bus ride. For those who commute by car there is quick access to the 7 Dials and its 7 routes into or out of the city, including to the A23 for the National Park or motorway and A27 for the Amex Stadium and Sussex University.

## Montpelier Road



Lower Ground Floor  
Approximate Floor Area  
817.73 sq ft  
(75.97 sq m)

Approximate Gross Internal Area = 75.97 sq m / 817.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.