



Montpeiler Road, BN1

Guide Price £325,000 - £350,000

**ASTON  
VAUGHAN**

Sales and Lettings



## INTRODUCING

# Montpeiler Road, BN1

1 Bedrooms | 1 Bathroom | 1 Reception Room  
711sq ft | Garden

One of Brighton's finest addresses 2 blocks from the sea and at the heart of the Western Road shopping district, this light and airy 1 bed garden apartment with glorious proportions, period charm and a contemporary flow is a rare find 10 mins walk from the beach and 15-17 mins on foot from Brighton Station's direct trains to Gatwick and London (or 5 by cab). On the ground floor of a Grade II listed Regency building precious period details include soaring ceilings and imposing fireplaces. Opened up for a sophisticated lifestyle, the living dining room kitchen have central folding doors to deliver flexible options and the quiet, private bedroom at the back opens to a romantic walled garden, ideal for al fresco entertaining.



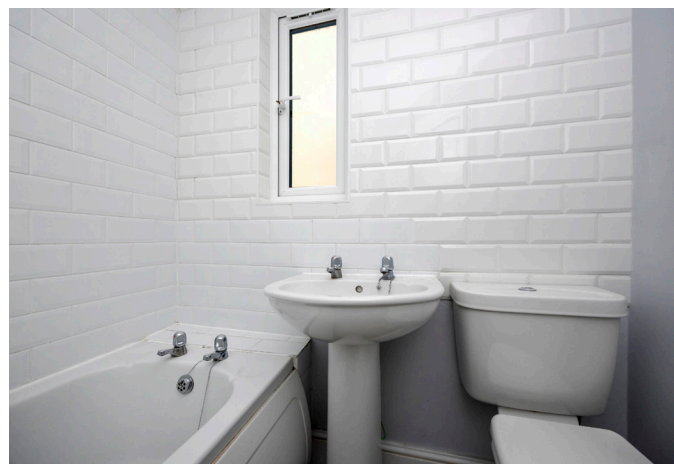


Set well back from this historic, tree lined street behind a spacious front garden, this 1840's terraced building impresses with a grand entrance, now secured by answer phone. Inside the communal hall is clean and tidy and spanning the rest of the ground floor, the apartment's hallway is carpeted to hush any footfall and there is a huge, under stair cupboard, so storage shouldn't be an issue here.

Ahead, two graceful rooms of classic proportions have been sensitively joined with tall, central doors to leave options open if you wanted the living room to also be a private room for occasional guests for example. The ceiling rises to over 3.1m (approx.) and two statuesque fireplaces evoke the evolving history of this beautiful house. Big windows line the gentle bow of the west wall to bring in the sun and there is ample floorspace for relaxing, quiet companionship or for entertaining.

Looking east over the garden, the contemporary kitchen is stylish and well-planned so although it is sociable if you choose to keep the doors open, it doesn't dominate the whole space and it's ready for use with an integrated gas hob and oven beneath a hood, as well as a fridge and freezer.

Past a central bathroom which has all you need including a shower over the bath and natural light, the inviting bedroom at the back is of dual aspect, blissfully quiet and it is not overlooked. The door in the east wall opens to a romantic, walled oasis which is bathed with sunlight for most of the day as it is open to the south. Designed for easy maintenance it is paved for easy al fresco dining and the honeysuckle by the door scents both the tranquil retreat outside and the restful refuge within.



## 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 Lawns or St Anne's Wells Gardens, so you'll soon meet people if you're new to the city." Lawns or St Anne's Wells Gardens, so you'll soon meet people if you're new to the city."

### 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

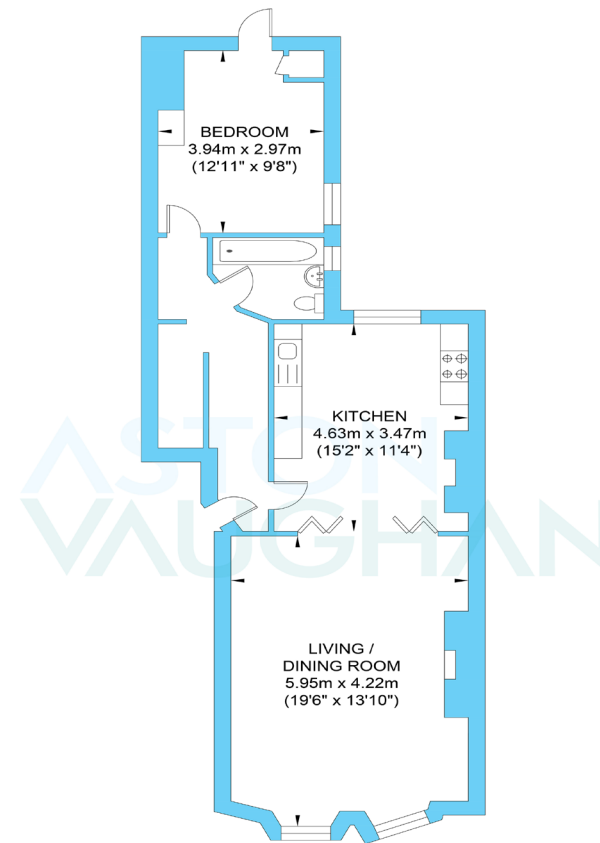
BHASVIC, City College, MET, BIM

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



Ground Floor  
Approximate Floor Area  
711.81 sq ft  
(66.13 sq m)

Approximate Gross Internal Area = 66.13 sq m / 711.81 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.