



MONTPELIER
HOUSE



Montpelier House, BN1
Guide Price £380,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Montpelier House, BN1

1 Bedrooms | 1 Bathroom | 1 Open Reception Room
570 sq ft | Newly Renovated Apartment

Nestled within the highly sought-after Montpelier House, this exquisite one-bedroom apartment presents a rare opportunity to acquire a newly renovated property in the heart of Brighton. This residence combines contemporary luxury with an unbeatable location, making it an ideal acquisition for discerning buyers, whether as a primary home, a sophisticated city bolthole, or a lucrative investment opportunity.

Upon entering this stunning new build apartment, you are immediately greeted by a sense of modern elegance. The property has undergone a comprehensive renovation, ensuring every detail meets the highest standards of contemporary living. Freshly painted throughout with a tasteful, neutral palette, the interiors are bright and inviting, ready for immediate occupation. The carefully selected modern furnishings complement the sleek design, creating a cohesive and stylish



The apartment boasts a well-proportioned reception room, providing a versatile space for relaxation and entertaining. Large windows allow natural light to flood the room, enhancing the sense of space and offering a pleasant outlook. The design seamlessly integrates functionality with style, ensuring a comfortable living experience.

The newly fitted kitchen, though not explicitly detailed, is expected to feature high-quality appliances and finishes, consistent with the overall standard of renovation. It provides an efficient and attractive space for culinary pursuits.

The generously sized bedroom offers a peaceful sanctuary, designed for ultimate comfort and tranquillity. Ample space is available for storage solutions, ensuring a clutter-free environment. The apartment benefits from a well-appointed main bathroom, featuring modern fixtures and fittings, alongside the added convenience of a separate WC. This thoughtful inclusion is a significant advantage, particularly for guests or busy mornings.

One of the most compelling features of this Montpelier House apartment is its exceptional location. Imagine waking up and being just a five-minute stroll from Brighton's iconic seafront, where you can enjoy invigorating walks, vibrant beach life, and stunning coastal views. For those who appreciate retail therapy and culinary delights, the bustling Western Road shopping area is a mere two-minute walk away, offering an array of independent boutiques, high-street brands, cafes, and restaurants right on your doorstep.

Adding to the property's appeal is the availability of holiday lets, presenting an excellent income-generating opportunity for investors. Brighton is a perennially popular tourist destination, and a property of this calibre, with its prime location and modern amenities, is sure to attract a steady stream of visitors. The building itself benefits from a convenient lift, ensuring easy access to all floors, a practical feature for residents and guests alike.

This apartment represents a unique chance to own a piece of Brighton's vibrant lifestyle, combining the peace of a newly renovated home with the excitement of city and coastal living. Its 'new build' status, coupled with the extensive renovation, means buyers can move in with complete peace of mind, knowing that all major works have been recently completed to a high standard. Early viewing is highly recommended to fully appreciate the quality, style, and unparalleled convenience this Montpelier House apartment has to offer.



Education:

St Paul's C of E, St Mary Magdalen

Varndean, Dorothy Stringer

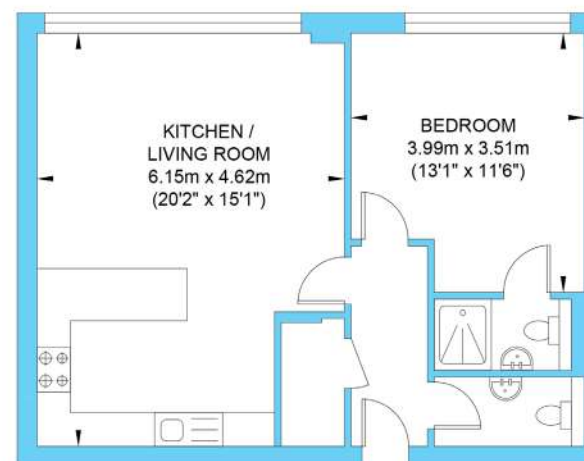
BHASVIC, City College, MET, BIM

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

Location Guide:

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



Third Floor
Approximate Floor Area
544.76 sq ft
(50.61 sq m)

Approximate Gross Internal Area = 50.61 sq m / 544.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.