



Montpelier Street, Brighton

Guide price £650,000 - £725,000



Property highlights

- Located in the Montpelier & Clifton Hill Conservation Area
- Grade II-listed maisonette with private ground floor entrance
- Spacious accommodation spread over three floors
- Neutral decor accompanied with period features throughout
- Private office tucked away on the top floor
- Modern galley kitchen
- Three double bedrooms, one of which with an en-suite shower room
- Luxurious family bathroom with freestanding bath and digital shower
- Chain free
- Please note, there is no outdoor space with this property



Guide price £650,000 – £700,000. This well-presented three-story maisonette feels more like a house, offering spacious accommodation in a prestigious city-centre location with stunning views of the i360 and sea.

The property

This charming mid-19th-century maisonette offers an intriguing blend of period features and modern conveniences, thoughtfully restored by its current owners to revive its original allure. Situated in a historic pocket of Brighton, this property not only boasts a storied past, including a stint as a doctor's surgery, but also shines as a versatile home with its spacious layout spread across three floors and a private entrance that enhances the feeling of living in a house.

Ground Floor: Step into the inviting ground floor through your own front door, where two generous reception rooms offer a warm welcome and showcase some of the property's period features - including beautiful Egg and Dart coving. At the front of the home, a spacious living room features a curved bay window that overlooks the street, filling the space with natural light. Original folding doors lead to an adjoining reception room, currently set up as a dining room but equally suited to become a cosy library. Together, these rooms create an ideal setting for relaxing or entertaining friends and family. A recently fitted kitchen, only two years old, brings a touch of contemporary style, with high-quality appliances and ample workspace for cooking enthusiasts. Adjacent to the kitchen is a well-organised boot and coat room, with plumbing ready to add a WC and basin if desired. The boiler has been regularly serviced and safety-checked, ensuring warmth and peace of mind through the winter months.

First Floor: Attractive stairs with a stylish striped runner lead up to the first floor, providing charm and character as they guide you to the upper levels. The first floor features a luxurious bathroom with a free-standing bath and a cutting-edge digital shower, adding a touch of spa-like relaxation to your routine. A partially boarded loft above the bathroom provides a useful space for seasonal storage, ideal for suitcases, holiday decorations, and other essentials. A large cupboard on the landing, with plumbing and drainage for a stacked washing machine and tumble dryer, offers a practical solution to free up kitchen space. The principal bedroom, originally the drawing room, exudes historical charm with its spacious layout and Victorian-style feature fireplace. Here, the large window presents views down the street and towards the sea. An additional double bedroom offers a comfortable retreat, with plenty of space for a double bed and wardrobes.

Second Floor: Ascend to the top floor, where versatility meets comfort and tranquillity. A well-proportioned double bedroom comes complete with an ensuite shower and WC, offering privacy and convenience for guests or family members. Adjacent to this is a fitted office, perfectly suited for remote work or creative pursuits. A dormer window adds to the room's appeal, offering charming views over the rooftops of Brighton. Generous under-eaves storage at the front and back, as well as a loft space, adds impressive storage capacity, allowing for easy organisation throughout the home.

With its blend of historical character and thoughtful modern updates, this property is so much more than you'd expect from a maisonette. It is a rare find in a highly desirable area.

Additional property information

Property type: Maisonette spread over three floors

Tenure: Share of freehold

Ground Rent: Peppercorn

Lease: 125 years remaining

Service charge: None

Council tax band: E

Parking zone: Z

The area

Nestled just off Western Road, Montpelier Street enjoys a prime location in the heart of Brighton, offering easy access to an array of city amenities. Within a short walk, residents can explore the lively North Laine, packed with independent coffee shops, unique retail spots, and a vibrant selection of restaurants and pubs. The historic Pavilion and Brighton's central shopping district are also nearby, perfect for leisurely strolls and shopping excursions. The iconic Brighton seafront, complete with its pebbled beach, i360 tower, and attractions, is only an 8-minute walk away, making seaside relaxation effortlessly accessible.

Local conveniences include Waitrose, Taj, and a variety of coffee shops, with Gail's bakery and the charming Seven Dials area just a short distance away. The neighbourhood fosters a welcoming atmosphere, with friendly neighbours, and a helpful WhatsApp group.

Transport links

Located a short eight-minute walk from Brighton mainline station, this property is well-situated for London commuters or those who like to get out of the city on occasion. London Victoria can be reached directly in an hour and Gatwick Airport in half an hour. For those with a car, on-street permitted parking provides ample spaces for residents.

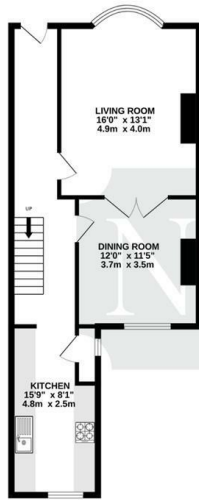
Schools

Brighton isn't short of good schools for children of all ages and Montpelier Street is well situated for easy access to a number of them. Brighton Girls Independent School is a three-minute walk away and Brighton College can be reached in ten minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School and Sixth Form, and BHASVIC College.





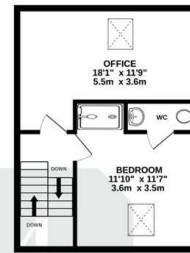
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA: 1496sq ft (139.0 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 quantity or efficiency can be given.

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