



Montpelier Crescent, BN1

Guide Price £435,000 - £450,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Montpelier Crescent, BN1

2 Bedrooms | 1 Bathroom | 1 Reception Room

Occupying the second floor of an elegant south-facing Regency townhouse on the prestigious Montpelier Crescent, this beautifully presented two-bedroom apartment combines timeless period character with generous proportions and an enviable central location.

Set across the full depth of the building, the apartment enjoys an abundance of natural light throughout the day. The spacious living room and kitchen/dining room benefit from a sunny southerly aspect overlooking the crescent, while both double bedrooms to the rear enjoy a peaceful outlook across the attractive communal gardens.

Inside, the property retains a wealth of original Regency features, including high ceilings, beautifully restored sash windows and period detailing, creating a wonderful sense of space and elegance. The impressive living room offers ample space for both relaxing and entertaining, with room for formal dining, while the brand new kitchen provides further space for casual dining. Finished to a high standard and never used, it is fitted with contemporary units and integrated appliances, including an oven, hob, washing machine, dishwasher and fridge freezer. The kitchen and bathroom have also been soundproofed, enhancing comfort and privacy.

Both bedrooms are generous doubles with plenty of space for freestanding furniture. The bathroom has been recently renovated to create a stylish contemporary space, featuring a generous walk-in shower. Like the kitchen, it is brand new and has never been used. A separate WC located off the hallway, in addition to the WC within the bathroom, provides the convenience of two toilets, making the apartment particularly practical for everyday living and entertaining guests.

Perfectly positioned just moments from the vibrant cafés, restaurants and independent shops of Seven Dials, this superb apartment is also within a five-minute walk of Brighton Station and a short stroll from the seafront, making it an ideal choice for commuters, professionals, families or those seeking a stylish city home.





Although the apartment does not have private outside space, the beautiful St Ann's Well Gardens are just a two-minute walk away, offering open lawns, tennis courts, a café and children's play area.

The location is exceptionally convenient, with local shops just a minute away, Brighton's main shopping districts within easy walking distance, and excellent transport links providing fast, direct services to London and the airports. Families are also well served by a selection of highly regarded schools, including Brunswick Primary, Hove Park, Blatchington Mill, Cardinal Newman RC and Brighton College.







Good to Know

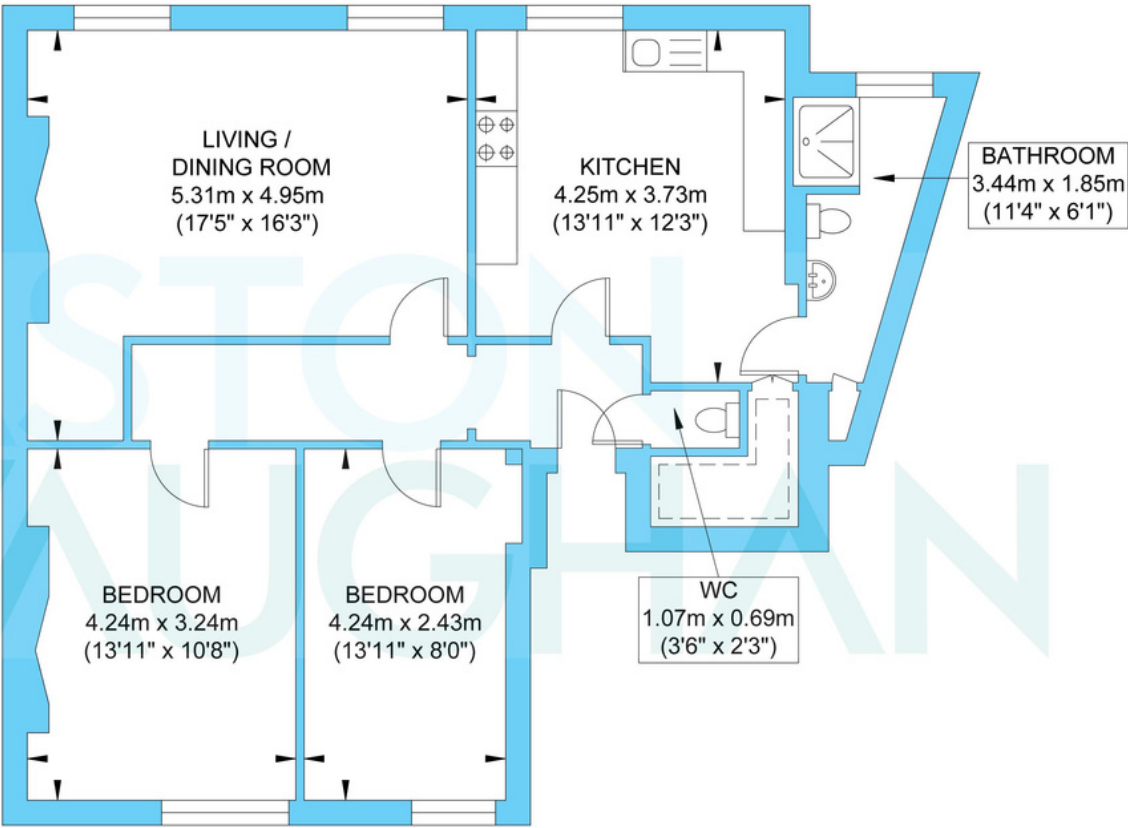
Shops: Local shops 3 mins, city centre about 10
Train Station: Brighton Station about 15 mins by
bus Seafront or Park: Sea & Marina 3 mins Golf Club
& park to
Downs 1 min

Education

Primary: St Mark's, Our Lady of Lourdes
Secondary: Varndean, Dorothy Stringer
Sixth Form: Varndean, BIMM, MET BHASVIC
Private:
Brighton College, Brighton Waldorf,

Roedean Close to the beach and Marina with its
health club, cinemas, casino and waterfront
restaurants, Brighton's Royal Pavilion and cultural
heart of the city's is about 5-10 minutes by taxi.
Brighton's station direct trains to Gatwick and
London are easy to reach by car, cab or bus and
there's a friendly local high street, too. Award
winning schools, including Roedean, Brighton
Waldorf and Brighton College are just minutes
away. A choice of parks with playgrounds and
sports facilities are nearby, a 72 par golf course
and access to the Downs are easily accessed as is
the coastal village of Rottingdean with its popular
primary schools and characterful High Street.

Montpelier Crescent



Second Floor Flat
Approximate Floor Area
840.55 sq ft
(78.09 sq m)



Approximate Gross Internal Area = 78.09 sq m / 840.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.