



Montpelier Crescent, Brighton

£920,000

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EST. 1990







Montpelier Crescent, Brighton, BN1 3JF

A two double bedroom Grade II* listed garden apartment set within a majestic Victorian crescent, showcasing elegant architectural features that are sure to impress, offering a unique blend of elegance and tranquillity. The grandeur of the crescent is accentuated by its central park area, set back from the road the gated garden is adorned with mature plants, creating a serene atmosphere, making it an ideal retreat from the bustling city life. A delightful veranda provides the approach to your own private front door, upon entering, there is an entrance vestibule with an original Minton tiled floor, setting the tone for the exquisite interiors that follow.

Natural light flows through the property and the south-facing living room is a true highlight, boasting original French doors that open directly onto a beautiful private walled garden, perfect for enjoying sunny afternoons. This living space is enhanced by an original marble fire surround, complete with a working stove, creating a warm and inviting atmosphere. High ceilings throughout the property are complemented by original carpentry and ceiling cornices.

The property boasts two well-proportioned bedrooms, in the exceptionally spacious front bedroom there are floor-to-ceiling French doors and the open fire place with marble surround truly enhances the grandeur of this space. The second bedroom has full-height fitted wardrobes, ensuring ample storage space, original windows allow natural light and provide charming views across the rear garden. Double doors lead you to a modern kitchen and bathroom, while a charming dining area features bespoke fitted cupboards.

The building is well-managed, ensuring a peaceful living environment for all residents and is sold with a share of the freehold. A rare opportunity to enjoy a harmonious blend of historical charm and modern living in one of Brighton's most sought-after locations.

Garden

The south west-facing, secluded rear garden is a true highlight, beautifully landscaped to reflect the period charm of the property and is exceptionally peaceful creating a true sanctuary. The central lawn area is complemented by gravel paths that lead to a raised patio, perfect for al fresco dining or enjoying a quiet moment in the sun. Additionally, a garden room, currently utilised as a workshop, offers versatile space that can be adapted to suit your needs. Surrounded by original high walls and floral borders with mature trees and shrubs, this apartment is not just a home; it is a serene retreat in one of Brighton's most sought-after locations and a perfect choice for those seeking a harmonious blend of comfort and elegance.

Location

Montpelier Crescent is an outstanding example of early Victorian architecture and was designed between 1843 and 1847 by prominent local architect Amon Henry Wilds. This ideal location is conveniently less than half a mile in distance from Brighton mainline station and the vibrant Seven Dials neighbourhood is at the end of the crescent. It is only approximately half a mile from Brighton city centre and less than a mile from the sea front and Brighton Pier. In this unique and stylish part of Brighton you'll find a good selection of lifestyle and specialist shops, a collection of colourful independent businesses and entertainment venues that include the Komedia Theatre and cinema, Brighton Dome and Theatre Royal. There is the Prince Regent swimming and leisure complex in central Brighton as well as an array of restaurants and bars, large retailers and smaller independent stores that include bohemian and vintage fashion boutiques.

Additional Information

EPC rating: Listed Building Exempt

Internal approximate measurement: 113 Square metres / 1,216 Square feet

Tenure: Share of Freehold - New 999 year Lease upon completion

Service Charge: £1,225 and £250 reserve fund every six months

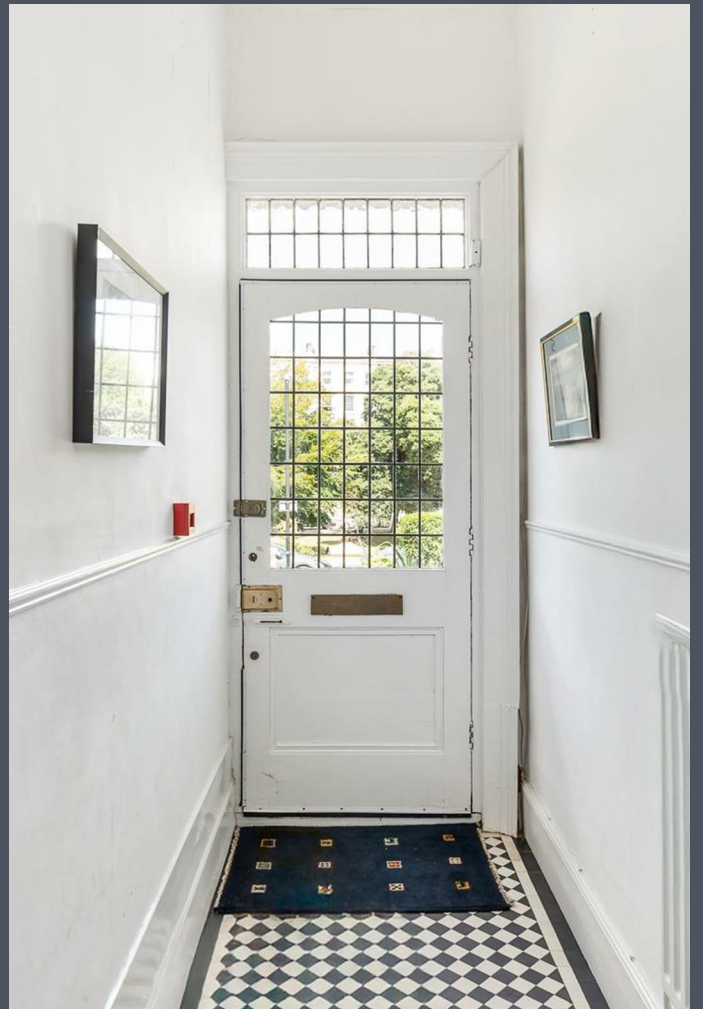
Council tax Band: C

Parking zone: Y

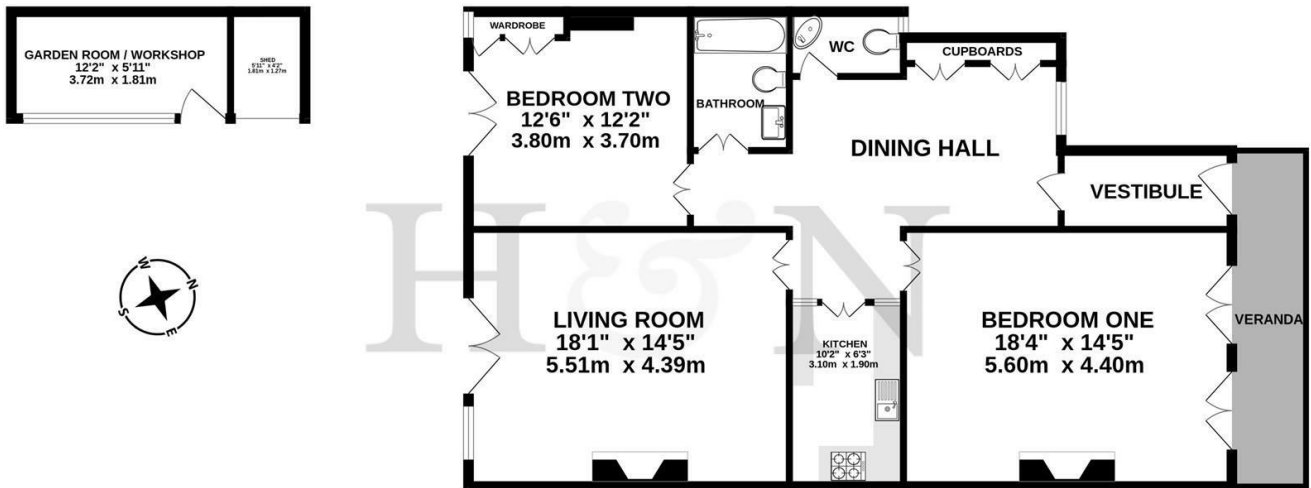
Heating: Gas central heating to radiators

Montpelier and Clifton Hill Conservation Area





GROUND FLOOR



EXCLUDING GARDEN ROOM / WORKSHOP

TOTAL FLOOR AREA : 1216sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.
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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



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