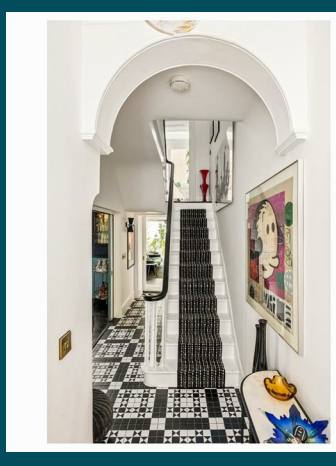
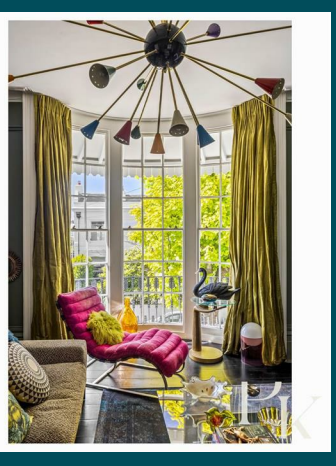
1 Clifton Road

Brighton, BN1 3HP





111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

1 Clifton Road

Brighton, BN1 3HP

Asking price £1,450,000

An exceptionally rare opportunity to acquire a distinguished end-of-terrace home in the heart of Brighton's prestigious Montpelier & Clifton Hill Conservation Area, widely regarded as one of the city's most architecturally significant and desirable locations.

Positioned on Clifton Road, this substantial and beautifully appointed house was originally built circa 1830 for a Lord Admiral, forming part of the early development of this historic neighbourhood. The Montpelier & Clifton Hill Conservation Area, largely established during Brighton's rapid 19th-century expansion, is celebrated for its elegant Regency and early-Victorian villas, stuccoed façades, sash windows and decorative ironwork. Today, its protected status ensures the preservation of this distinctive townscape, making homes of this calibre and position exceptionally scarce.

This particular property stands out not only for its provenance and setting, but also for the meticulous standard of its refurbishment. The current owners have comprehensively and sympathetically modernised the house throughout, including new electrics, plumbing, flooring, radiators, bathrooms and a bespoke kitchen, creating a beautiful combination of period character and contemporary living.

Extending to approximately 1,970 sq ft and arranged over four floors, the accommodation is both generous and versatile. Elegant reception rooms showcase high ceilings, bay windows and original detailing, while the striking kitchen and dining space provides a true focal point for modern family life and entertaining. The bedrooms are well-proportioned, complemented by stylishly appointed bathrooms, all finished to an high standard. A well-designed lower ground floor utility room also adds valuable and practical space.

Both the front and rear gardens have been thoughtfully replanted and landscaped, offering attractive and usable outdoor spaces that enhance the overall sense of privacy and setting, particularly valuable for a central Brighton home.

Clifton Road sits at the heart of Seven Dials, moments from a vibrant mix of independent cafés, restaurants and local shops. Brighton Station is within easy walking distance, offering fast and frequent services to London, while the seafront and city centre are also close at hand. The area is also well served by a number of highly regarded schools, making it an excellent choice for families.

A home of undeniable character, history and quality, rarely available and beautifully executed - this is a standout Brighton residence in every respect.

Pearson Keehan