



Montpelier Road, BN1
Offers Over £375,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Montpelier Road, BN1

2 Bedrooms + Office space | 1 Bathroom | 1 Reception Room

Nestled in the heart of vibrant Brighton, this exceptional two-bedroom apartment, offered for sale, presents a fantastic opportunity for discerning buyers seeking a blend of modern living and convenience. Boasting a prime location, this property is perfectly positioned to enjoy all that Brighton has to offer, from its eclectic shops and renowned restaurants to its beautiful seafront and excellent transport links.

The apartment itself is thoughtfully designed, maximising space and natural light. Upon entering, you are greeted by a generously proportioned open-plan lounge and kitchen area, creating a fluid and inviting environment ideal for both relaxation and entertaining. The contemporary kitchen is a true highlight, fitted with a range of sleek units and integrated appliances, ensuring a seamless and stylish cooking experience. The design promotes social interaction, allowing you to engage with guests while preparing meals.

One of the standout features of this property is the direct access from the lounge via elegant French doors to a private rear patio garden. This outdoor space provides a tranquil retreat, perfect for al fresco dining, morning coffee, or simply unwinding after a busy day. It's a rare and highly sought-after amenity for apartment living in Brighton, offering a valuable extension of your living space.

The accommodation comprises two good-sized double bedrooms, each offering comfort and privacy. Both bedrooms benefit from built-in wardrobes, providing ample storage solutions and contributing to the apartment's clean, uncluttered aesthetic. The thoughtful inclusion of built-in storage helps to maintain the spacious feel of the rooms.





The single bathroom is a sanctuary of modern luxury, featuring underfloor heating for ultimate comfort during colder months and a heated towel rail, adding a touch of indulgence. The contemporary fittings and finishes create a spa-like atmosphere, perfect for unwinding.

Adding to the apartment's versatility is an additional study or home office area. This dedicated space is invaluable for those working remotely or requiring a quiet corner for hobbies and administration, reflecting the demands of modern lifestyles. Furthermore, the property benefits from excellent storage space throughout, a practical consideration that enhances daily living.

This apartment represents an ideal purchase for first-time buyers, young professionals, or those looking for a stylish Brighton bolthole. Its combination of modern amenities, private outdoor space, and a highly desirable location makes it a truly compelling offering. Early viewing is highly recommended to fully appreciate the quality and appeal of this superb Brighton home.





Good to Know

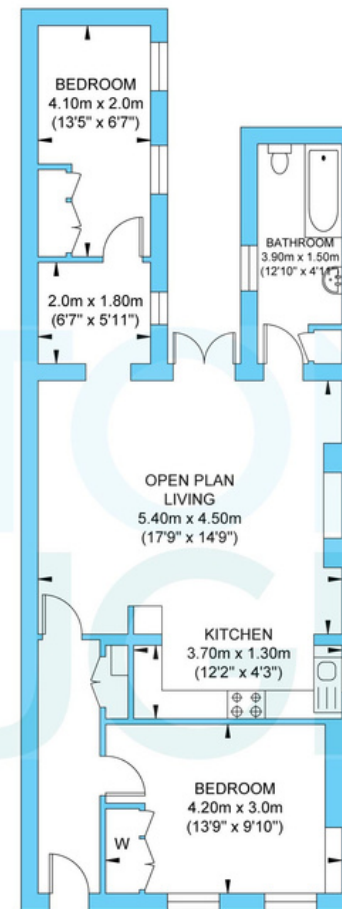
Shops: Local shops 3 mins, city centre about 10
Train Station: Brighton Station about 15 mins by
bus Seafront or Park: Sea & Marina 3 mins Golf Club
& park to
Downs 1 min

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 Road



Lower Ground Floor
Approximate Floor Area
732.37 sq ft
(68.04 sq m)

Approximate Gross Internal Area = 68.04 sq m / 732.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.