



33 Montpelier Street
Brighton, BN1 3DL



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Offers over £1,000,000

OFF ROAD PARKING | SOUTH FACING ROOF TERRACE | FIVE BEDROOMS

Occupying a prime corner position within the highly sought-after Montpelier & Clifton Hill Conservation Area, this beautifully presented period home forms part of one of Brighton’s most architecturally significant and historically rich neighbourhoods. Developed during the early to mid-19th century, the area is renowned for its elegant Regency and early Victorian homes.

This particular home is a superb example, offering a wonderful blend of character features and contemporary styling across well-proportioned accommodation. The property extends to approximately 1,723 sq ft, arranged over three floors, and provides flexible living space ideally suited to modern family life.

At the heart of the home is a stunning open-plan kitchen and living space, flooded with natural light and thoughtfully designed for both everyday living and entertaining. This area flows seamlessly out to a private patio, creating an ideal indoor-outdoor connection. From here, steps lead up to a rare and highly valuable garage/parking space, a real premium in this central location. Completing this level is a double bedroom, a shower room and a utility area.

The ground floor comprises a charming living room featuring a bay window, period fireplace and bespoke shelving, alongside a bedroom and bathroom, offering excellent versatility for guests or additional living space.

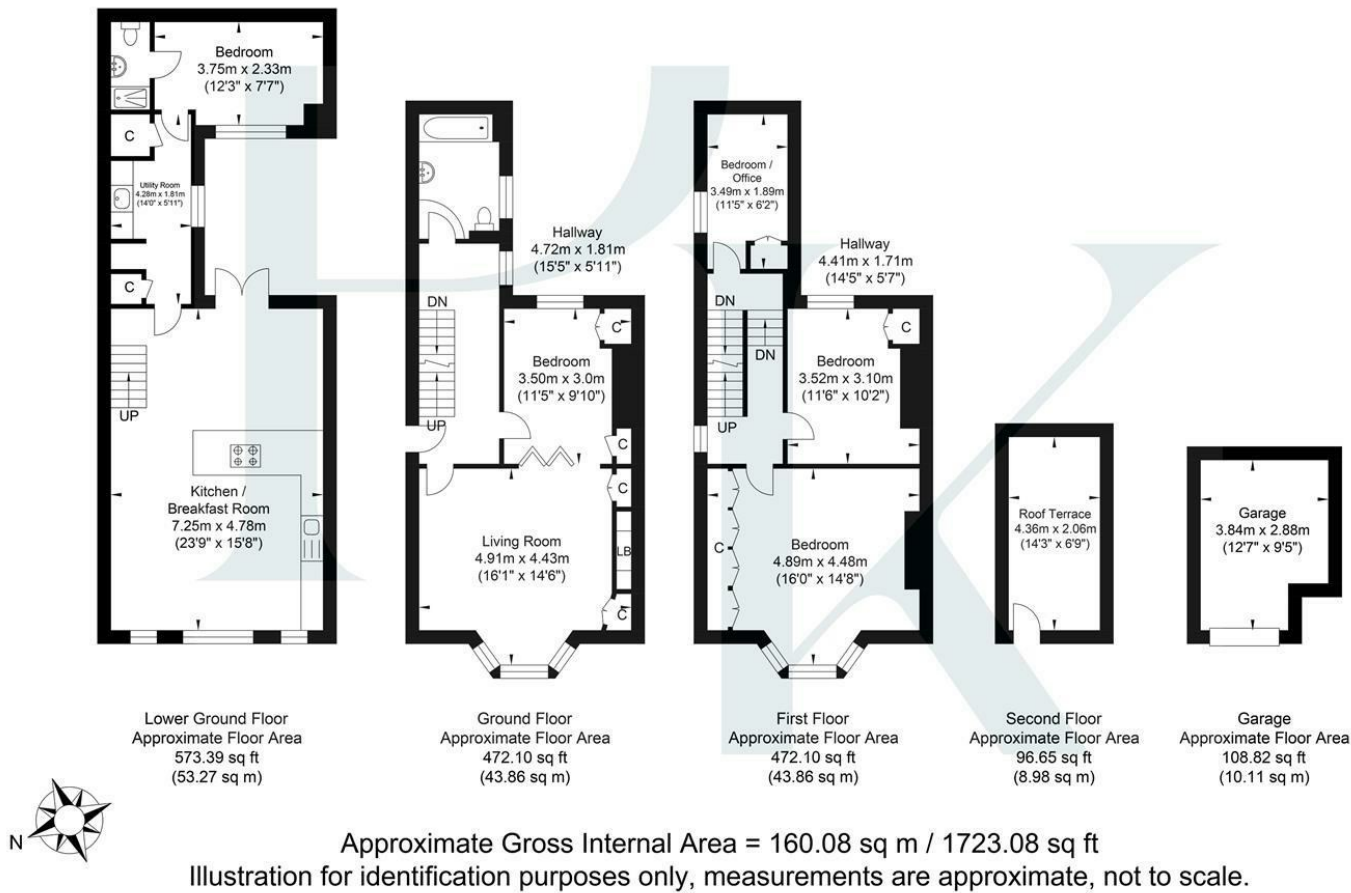
The first floor provides two further well-proportioned bedrooms, together with an additional room which can be used as a fourth bedroom or home office, depending on requirements. There is also a loft for storage.

A real highlight is the roof terrace, enjoying far-reaching views across the city towards the sea, providing the perfect spot to relax.

Montpelier Street is just a short walk from the city centre, Brighton Station and the seafront. It is also within easy reach of Seven Dials, renowned for its excellent selection of independent cafés, pubs, delis and restaurants. Homes in this location rarely come to the market, offering a strong sense of community and access to highly regarded nearby schools, making this an opportunity not to be missed!



Montpelier Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan