Montpelier Crescent

Brighton, BN1 3JF

Offers in the region of £490,000

HEALY & NEWSOM

EST. 1990

H&N

H&N
Be Free
Bob's Bee

H&N

Montpelier Crescent, Brighton, BN1 3JF

A beautifully presented Grade II Listed, Victorian flat, located in sought after Montpelier Crescent, Brighton - just moments from the hustle and bustle of Seven Dials. This characterful property boasts a delightful blend of modern contemporary styling and the classic elegance of period features, making it a truly special find.

As you step into this beautiful flat, you are greeted by a spacious entrance lobby with turning staircase to the second floor. The bright second floor accommodation comprises two generous double bedrooms, an open plan living room and kitchen, and a family bathroom.

Step outside onto the private west-facing roof garden, a rare gem in such a central location, where you can enjoy al fresco dining or simply unwind while taking in the picturesque views over the crescent.

With timber framed double glazed sash windows, period features, brand new kitchen, and private roof terrace, this property is sure to capture the hearts of those seeking a unique and stylish living space in Brighton.

Location

The property is situated on Montpelier Crescent, one of Brighton's most attractive architectural set-pieces and dates from the early Victorian period and located within a conservation area. The popular Seven Dials location offers easy access to Brighton mainline train station and city centre which is why it is extremely desirable especially to those who commute to London. The location also offers additional transport links across the city and the Sussex area and is near numerous bars, eateries and amenities positioned at Seven Dials. The seafront and Western Road are situated a short distance to the south.

Accommodation

Approached via very well maintained communal hallway (that is shared only with one other flat) with a grand original turning staircase and beautiful period tiling, the flats entrance sits on the first floor.

Once inside, you'll be greeted by a generous entrance lobby with library style shelving/shoe nooks and space to hang coats.

As the stairs rise and turn to the second floor, the impressive double height ceiling and galleried landing allows a wonderful flow of natural light with access to all principal rooms.

Tastefully styled throughout, the current owners have created a calming space with neutral shades and cream carpeting. Retaining the stunning period ceiling roses and with double glazed, timber framed sash windows, the property is full of character.

The property boasts two generous double bedrooms that both enjoy leafy green views over the crescent and neighbouring gardens to the rear, with built in storage.

Recently reconfigured and done so very considerately, the open plan living room and kitchen is great family/social space. Laid to engineered oak flooring with ample space for a dining table and chairs, the recessed kitchen is classic and contemporary in style, comprising a range if Dove grey shaker style units with real wood work surface.

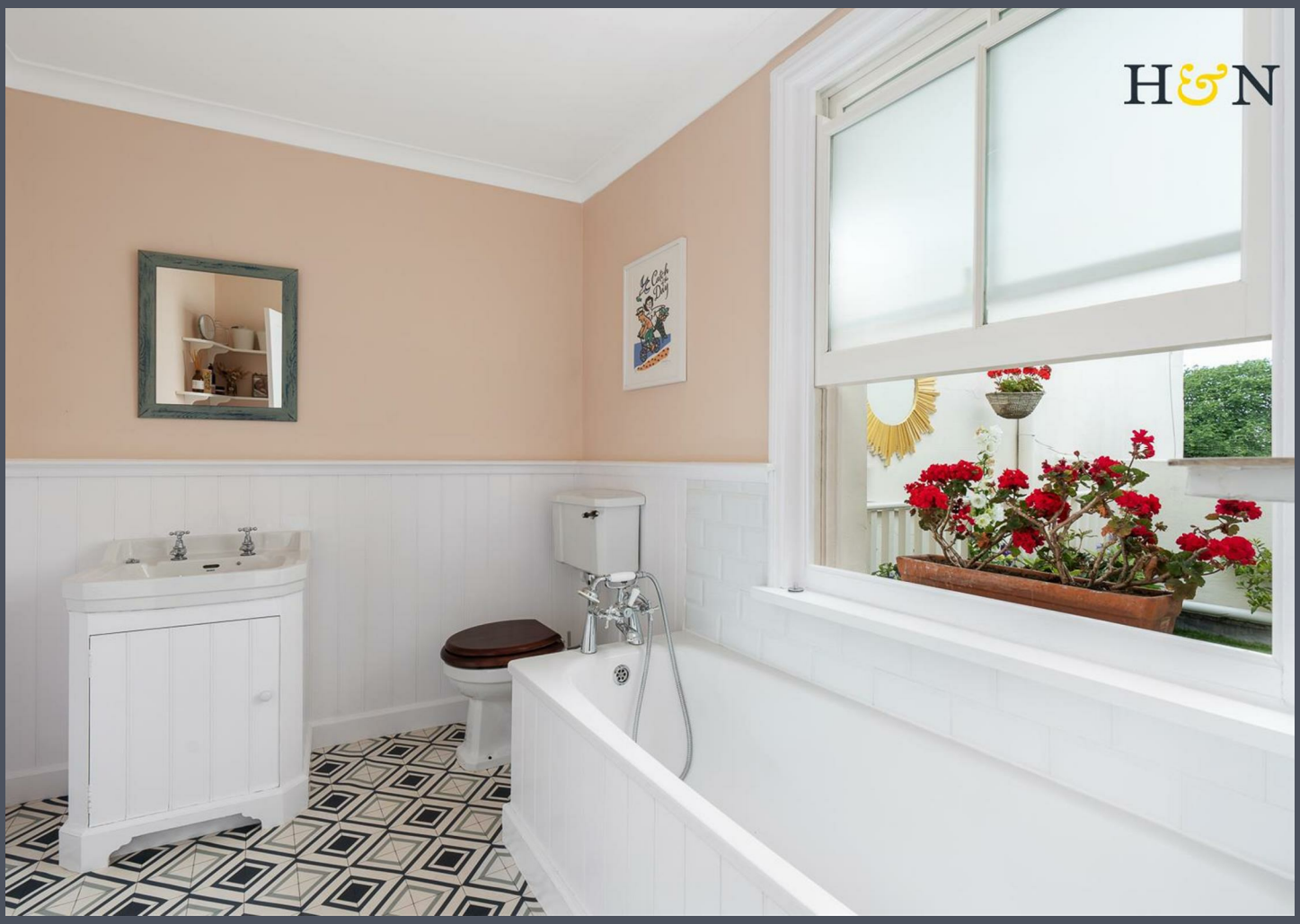
With period style tongue and groove surrounds and a Victorian style suite, the bathroom is elegant and in keeping with the age of the property. Flourished with patterned tiled effect lino and a warm peachy colour palette

Outside

Timber framed, double glazed French doors give access to a great size roof garden, that is incredibly private nestled between the roof tops. With stunning views over the crescent and laid to artificial grass, this low maintenance space is a real gem in such a central location.

Additional information

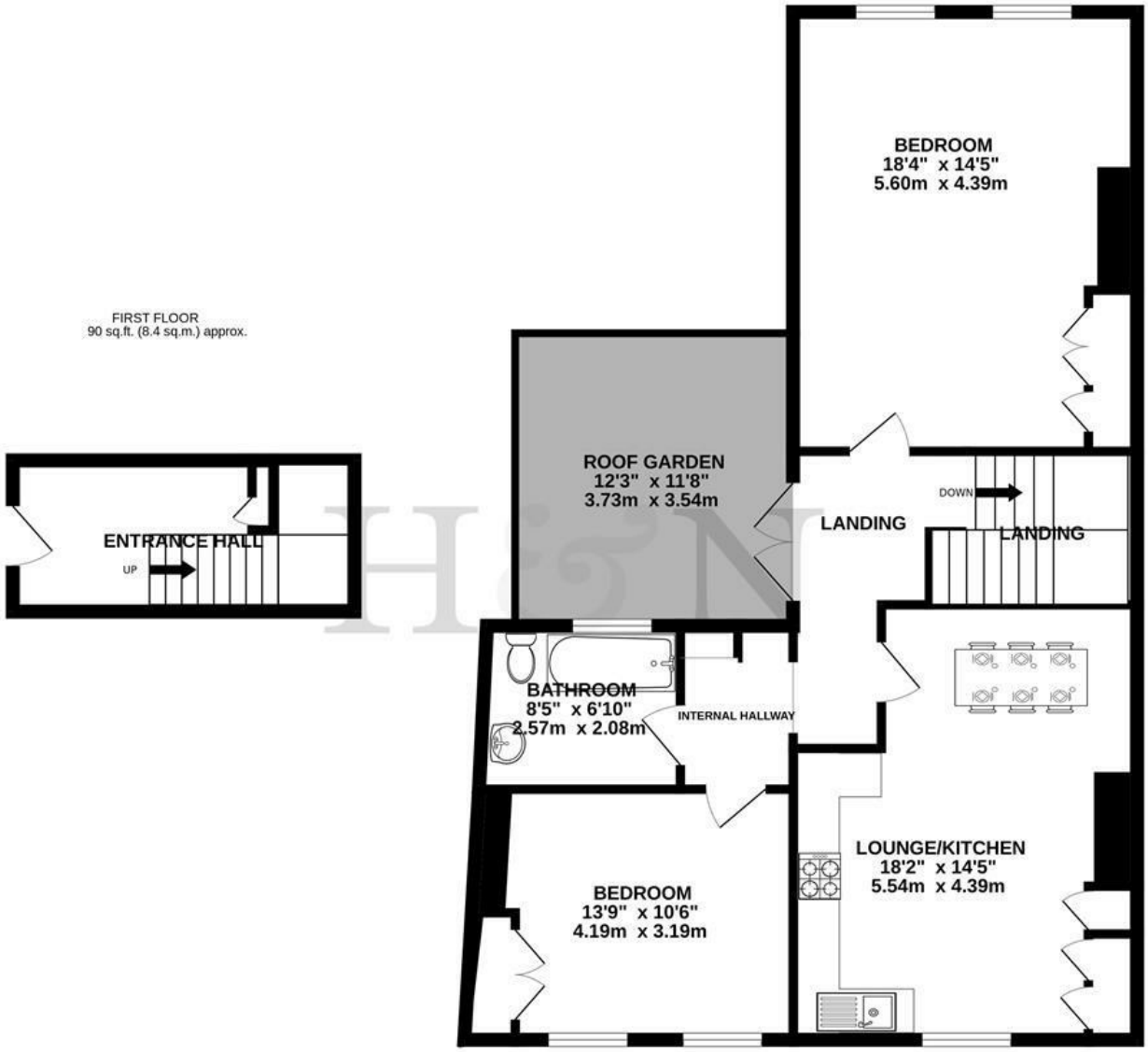
EPC rating: Listed Building Exempt
Internal measurement: 85.3 Square metres / 918 Square feet
Tenure: Share of Freehold- Lease length remainder of 999 years.
Maintenance: £1,378 per annum (TO BE CONFIRMED)
Council tax Band: C
Parking zone: Y
Designation: Grade II Listed


H&N

H&N

SECOND FLOOR
828 sq.ft. (76.9 sq.m.) approx.

FIRST FLOOR
90 sq.ft. (8.4 sq.m.) approx.



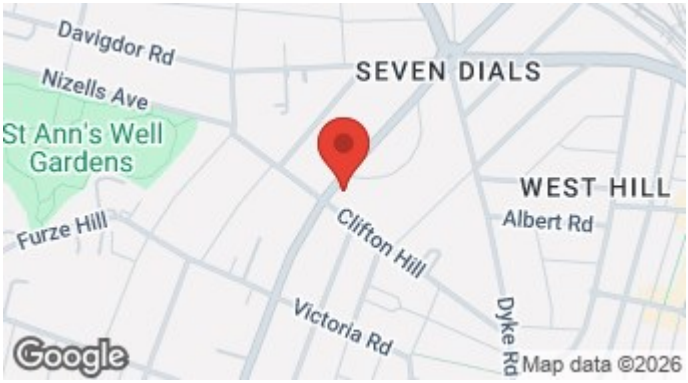
TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

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.
Made with Metropix ©2024

HEALY & NEWSOM
EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

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



VERY IMPORTANT NOTES - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.