



Montpelier Crescent, Brighton, BN1 3JF

£650,000



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Exceptional two double bedroom, two bathroom apartment
- Impressive open-plan living and dining space
- Bespoke fully integrated kitchen
- Luxurious principal bedroom suite with freestanding roll-top bath
- Private garden to the rear & front garden
- Long Lease
- Elegant blend of period character and contemporary design
- Moments from local amenities, transport links, and the seafront

An exquisite two double bedroom, two bathroom garden apartment offering close to 1,200 sq ft of refined living space, thoughtfully designed to blend period elegance with contemporary luxury. Featuring a stunning open-plan reception ideal for entertaining, a bespoke integrated kitchen, and a sumptuous principal bedroom complete with a statement roll-top bath, this home delivers both style and substance.





An exceptional two double bedroom, two bathroom lower ground floor garden apartment, offering close to 1,200 sq ft of beautifully curated living space within an elegant period setting.

Upon entry, a grand and welcoming hallway immediately establishes a sense of scale and refinement, complemented by a sleek contemporary shower room with an oversized walk-in enclosure.

The property unfolds into a striking open-plan living and dining space, designed with both sophistication and entertaining in mind. Bathed in natural light from windows overlooking the front garden, this impressive room is centred around a beautiful feature fireplace, blending period charm with modern elegance to create a truly inviting atmosphere.

The bespoke kitchen has been meticulously designed to the highest standard, featuring fully integrated appliances and seamless cabinetry. Both functional and stylish, it offers an ideal setting for culinary enthusiasts and effortless hosting.

Positioned to the rear, the principal bedroom suite is a tranquil and indulgent retreat, enjoying leafy views across the garden. Generously proportioned, the space comfortably incorporates a dressing area and features a statement roll-top bath set upon a raised platform with wash basin, evoking a boutique hotel aesthetic.

The second double bedroom is equally impressive, offering excellent proportions, fitted storage potential, and direct access to the private garden, enhancing the indoor-outdoor lifestyle.

Accessed from the second bedroom, the private rear garden features raised shingle and an inviting seating area, ideal for alfresco dining and a tranquil escape from the bustle of daily life.

Further enhancing its appeal, the apartment enjoys rare use of a front garden, a highly unusual feature for apartments of this type in the area.

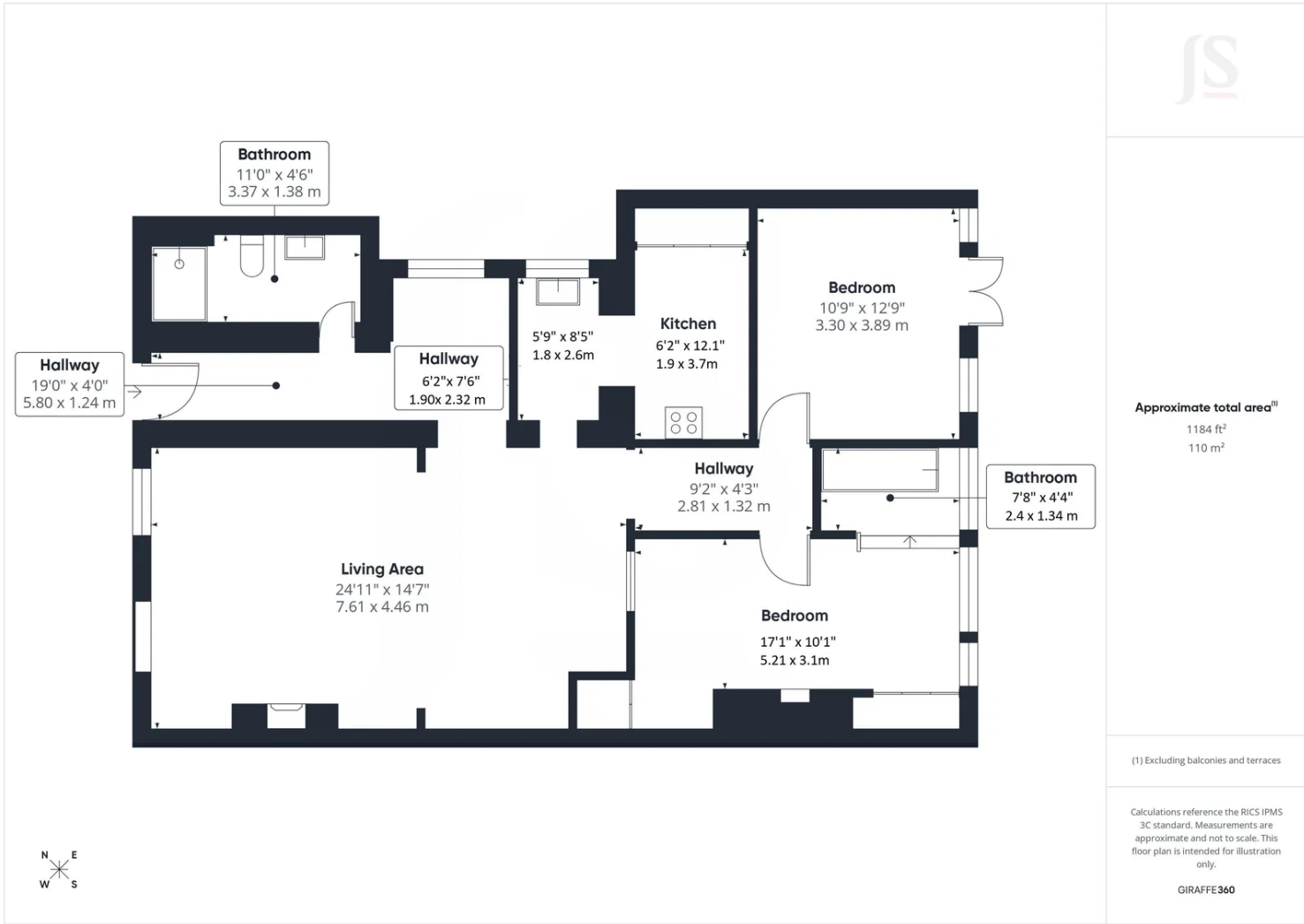
The property further boasts two external storage areas, including a front space perfectly suited for utility use and a rear garden unit that functions as an ideal shed.

Additional Features;

- Private garden access
- Long lease
- Approx. 1110 sq m (just under 1,200 sq ft)
- Elegant blend of period character and contemporary design
- Rarely available lateral space in a prime central location



Situated within the prestigious Montpelier & Clifton Hill Conservation Area, this property occupies one of Brighton's most architecturally significant and



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