



Montpeiler Road, BN1

Guide Price £280,000 - £290,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Montpeiler Road, BN1

1 Bedrooms | 1 Bathroom | 1 Reception Room
523sq ft | Balcony

A luxury, light filled retreat with oblique sea views from its iconic Regency balcony, this beautiful 1 bed apartment is within a glorious Grade II listed Regency Terrace in the exclusive Montpelier & Clifton Hill CA, one of the most desirable areas of the city. Just 2 mins walk from the al fresco lifestyle of Western Road, 10 from the sea and 15-17 mins from Brighton Station's direct trains to Gatwick and London (or 5 by cab) this rare gem is an ideal first buy or magnificent rental which blends classic proportions with a sophisticated, coastal lifestyle.

Within a 10 minute radius of major employers including the Royal Sussex County Hospital, this stately apartment is also just a short walk or drive to the Clock Tower at the beating heart of Brighton, to the vibrant, picturesque North Laine and the fashionable bars, cafes and shops of 7 Dials – and its 7 routes into the whole of the city, out to the National Park or to the A23/A27 for Lewes, the coast and M23.



Sensitively transformed into a stylish refuge ready to move into, the elegant, open plan living dining room has iconic floor to ceiling windows which sweep open to the balcony for friends to spill out to, and is open to, but discrete from, a social kitchen which also leads out to the balcony for seamless entertaining. Quiet at the back of this big building, the spacious bedroom is a restful haven with ample storage and the central bathroom has an immaculate finish.

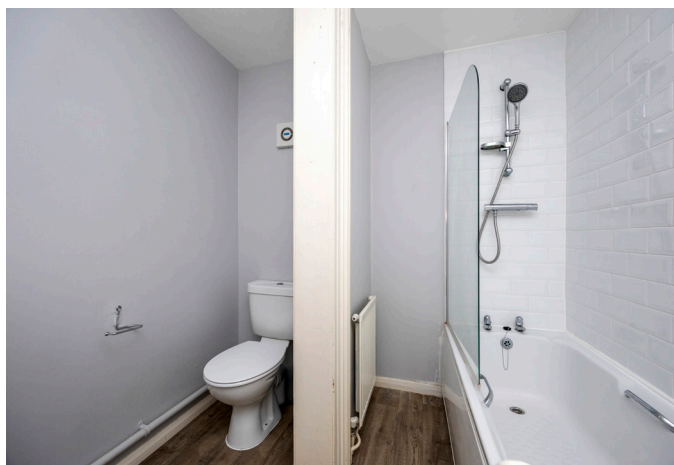
Full of light, this beautiful apartment is reached through an impressive, secure entrance behind the front garden and inside, the clean and tidy communal hall is carpeted to hush any footfall. Inside the apartment beautifully proportioned rooms have ceilings which rise to over 3.37m, approx. and a stylish finish.

Spanning the full width of this stately property with a classic feature fireplace, the sun-lit reception balances personal comfort with plenty of space in which to relax or to enjoy with friends – and this location is the perfect place to meet before a day on the beach or night out in the city! Sweeping up to the balcony, the room opens to views over historic buildings and leafy terraces which step down to the sea, and this sociable space is open to the contemporary kitchen, which also has access to the balcony – ideal for parties.

Bright and cheerful, the kitchen invites company with a breakfast bar and it is well-planned with fitted appliances including a gas hob and oven beneath a hood and a fridge and freezer.

Designed with luxury in mind, the split level bathroom has crisp, clean lines, a shower over the bath and the w.c. is tucked behind a wall for privacy from the bath if you're a couple.

Private and peaceful at the back of the building with leafy garden views, the principal bedroom is a serene retreat with calm decoration and a whole wall of built in wardrobes, so you won't need to change a thing.



OWNER'S THOUGHTS

"An ideal buy or investment in a beautiful historic building, all of the rooms are light and spacious and the patio becomes an extension of the apartment during summer. The location offers a lot to explore -you can't get bored with so much happening- and you can stroll, run or cycle along the seafront or enjoy the dog walking, keep fit classes or festivals of Hove Lawns or St Anne's Wells Gardens, so you'll soon meet people if you're new to the city." Lawns or St Anne's Wells Gardens, so you'll soon meet people if you're new to the city."

Good to Know:

Council Tax Band: B

Local Park: St Anne's Wells

Education:

St Paul's C of E, St Mary Magdalen

Varndean, Dorothy Stringer

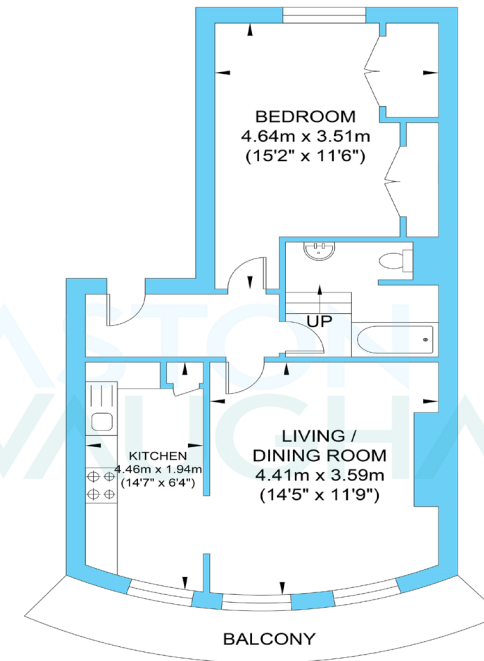
BHASVIC, City College, MET, BIM

Brighton Girls, Brighton College, Roedean, Lancing, Bede's

Location Summary:

With the sea at the bottom of the hill and the station with direct trains to Gatwick and London just a 15-17 minute walk, buses cover the whole of Brighton and Hove from Western Road, so this fashionable location has easy access to the famous shopping, clubs, bars, restaurants and arts venues of our coastal resort. Both the vibrant 7 Dials and the picturesque heart of the city around the Royal Pavilion are easy to reach, and it's also convenient for parks that provide open spaces, sports facilities and host festival events. Local schools are good and major employers like Amex and the County Hospital are all within a 12 minute drive or short bus ride. For those who commute by car there is quick access to the 7 Dials and its 7 routes into or out of the city, including to the A23 for the National Park or motorway and A27 for the Amex Stadium and Sussex University.

Montpelier Road



First Floor
Approximate Floor Area
523.66 sq ft
(48.65 sq m)

Approximate Gross Internal Area = 48.65 sq m / 523.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.