



**Montpelier Road, Brighton, BN1 3BD**  
Offers Over £375,000



# Montpelier Road, Brighton, BN1 3BD

Don't miss this spacious, grade II listed apartment in the Montpelier and Clifton Hill conservation area, boasting ornate cornice, marble fireplace, sash windows, and balconies with stunning views. Offered with a 954-year lease and share of freehold.

Welcome to this exceptional first-floor grade II listed Regency apartment nestled in the vibrant city of Brighton. Boasting a south and west aspect, this one bedroom apartment is a perfect blend of vintage elegance and modern convenience. With a generous 728 ft<sup>2</sup>/68 m<sup>2</sup> of living space, this apartment offers an exquisite experience.

From the moment you step into the spacious hallway, you will be captivated by the elegance and character of this period property. Accented by high ceilings and original features, such as ornate cornice and high skirting boards, this apartment effortlessly combines traditional charm with contemporary living.

The impressive south-facing lounge is filled with natural light streaming through two floor-to-ceiling windows, offering rooftop views of the surrounding area. The focal point of the room is a beautiful feature fireplace, providing warmth and ambiance during cozy evenings at home. Imagine relaxing in this spacious living area, sipping a cup of tea, and enjoying the picturesque scene outside.

The generous double bedroom with its high ceiling and two floor-to-ceiling sash windows is a tranquil sanctuary. Awake each morning to the soft light streaming in through these lovely windows while enjoying the west-facing balcony, perfect to enjoy a morning coffee.

The modern white fronted fitted kitchen is an ideal space for culinary enthusiasts. Equipped with high-quality appliances, ample storage, and a stone work surface, it offers both functionality and style. The raised dining area adds a touch of sophistication, creating a welcoming setting to entertain friends and family.

The luxury bathroom exudes elegance and relaxation. Designed with comfort in mind, it features both a bath and a separate shower area, allowing you to unwind after a long day. With a concealed cistern WC and a sleek wash basin, this bathroom is the epitome of contemporary design.

When it comes to location, this property is unparalleled. Nestled close to Waitrose, the seafront, and the city centre, it offers convenience and access to all the amenities Brighton has to offer. Explore the vibrant local cafes, restaurants, and shops, or take a leisurely stroll along the iconic Brighton beach.

This spectacular apartment is offered for sale with no onward chain, allowing for a seamless transition into your new home. The property also comes with a share of freehold, ensuring long-term security and peace of mind.

Act now to secure this exceptional flat in a prime location. Don't miss your chance to embrace the charm of a Regency period apartment while enjoying modern living in Brighton. Contact us today to arrange a viewing and experience the allure of this remarkable property for yourself.

There are three off street parking spaces for use between the four flats in the building, on a first come first served basis.









# Oakley

Your Sussex Property Expert

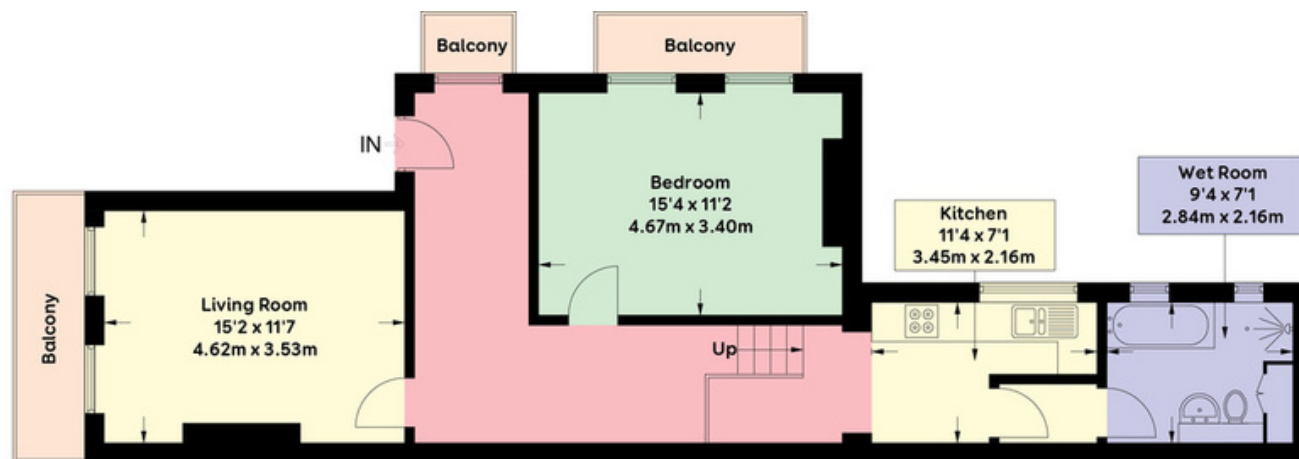
Brighton & Hove Office  
01273 688 881  
3-6 North Road, Brighton BN1 1YA  
www.oakleyproperty.com  
brighton@oakleyproperty.com

We also have offices in:  
Shoreham by Sea  
Lewes Town & Country  
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



First Floor

APPROXIMATE GROSS INTERNAL AREA = 728 sqft / 67.6 sqm



Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
© Oakley Property 2023



### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

Agents Notes  
Tenure Share of Freehold  
954 Year Lease Remaining  
Ground Rent- £0  
Service Charge- Approx. £1,500 per annum  
Council Tax Band A



Please note:  
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

