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31 Montpelier Crescent

Brighton, BN1 3JL

Asking price £475,000

Occupying a distinguished position within the iconic Montpelier Crescent, this elegant ground floor flat forms part of one of Brighton's most prestigious and architecturally significant addresses. Widely regarded as one of the finest residential locations in the city, Montpelier Crescent is a magnificent sweep of Grade II listed homes dating back to the mid-19th century, designed in grand classical style with imposing columns and pediments. The crescent sits proudly above the city, enjoying a wonderfully open outlook across the crescent opposite and toward the sea beyond.

Steeped in history and admired for its symmetry and scale, the crescent represents the very best of Brighton's Regency and early Victorian heritage. Despite its peaceful, almost London-square feel, it is just moments from the vibrant amenities of Seven Dials, with its independent cafés, restaurants and shops, and within easy reach of Brighton station and the seafront.

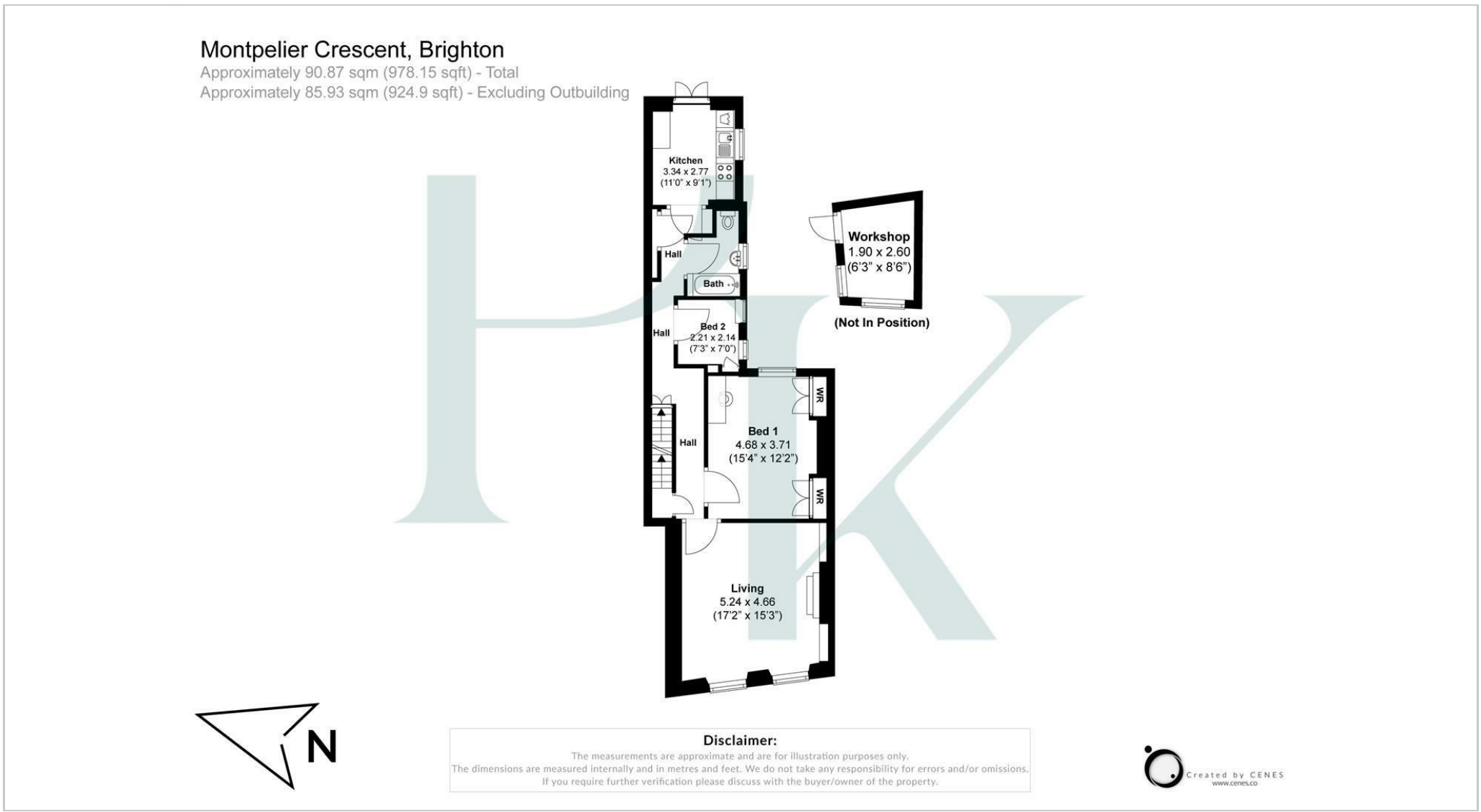
The flat itself is rich in period character, with beautifully preserved detailing and impressively high ceilings that enhance both the sense of space and light throughout. The stunning living room measures approximately 17'2 x 15'3 (5.24m x 4.66m), a wonderfully proportioned reception space featuring bespoke cabinetry, elegant cornicing and a marble fireplace, all framed by tall sash windows that flood the room with natural light and retain their beautiful original shutters.

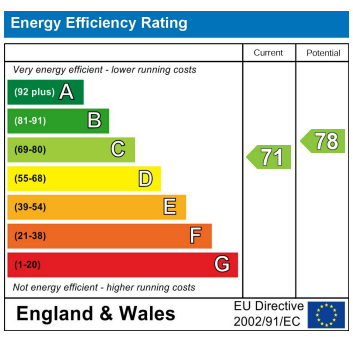
The principal bedroom is equally generous at approximately 15'4 x 12'2 (4.68m x 3.71m), offering excellent proportions, fitted wardrobes and the same sense of period grandeur that defines the property. A second bedroom provides flexibility for guests or a study.

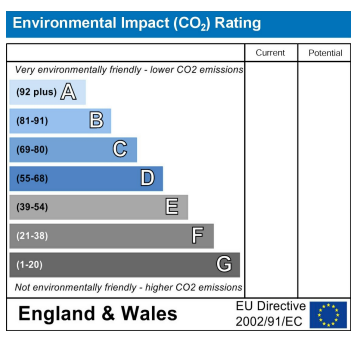
The kitchen is positioned to the rear with direct access to the garden, offering a practical layout with ample cabinetry and worktop space. The bathroom is conveniently located off the hallway and fitted with a bath, wash basin and WC, neatly presented.

To the rear, the property benefits from a private garden with a detached outdoor workshop. While currently arranged as a storage/workshop space, it offers exciting potential to be enhanced into a home office, creative studio or garden retreat, subject to any necessary consents. To the front, there is access to a communal garden with bike storage.

This is a rare opportunity to acquire a home within one of Brighton's most celebrated crescents, combining architectural significance, exceptional proportions and an enviable central location, offered to the market with no onward chain and a share in the freehold.







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