



# 22a Montpelier Crescent

Brighton, BN1 3JJ

**£1,750 per calendar month**

**\*\*OFFERED AS UNFURNISHED\*\***

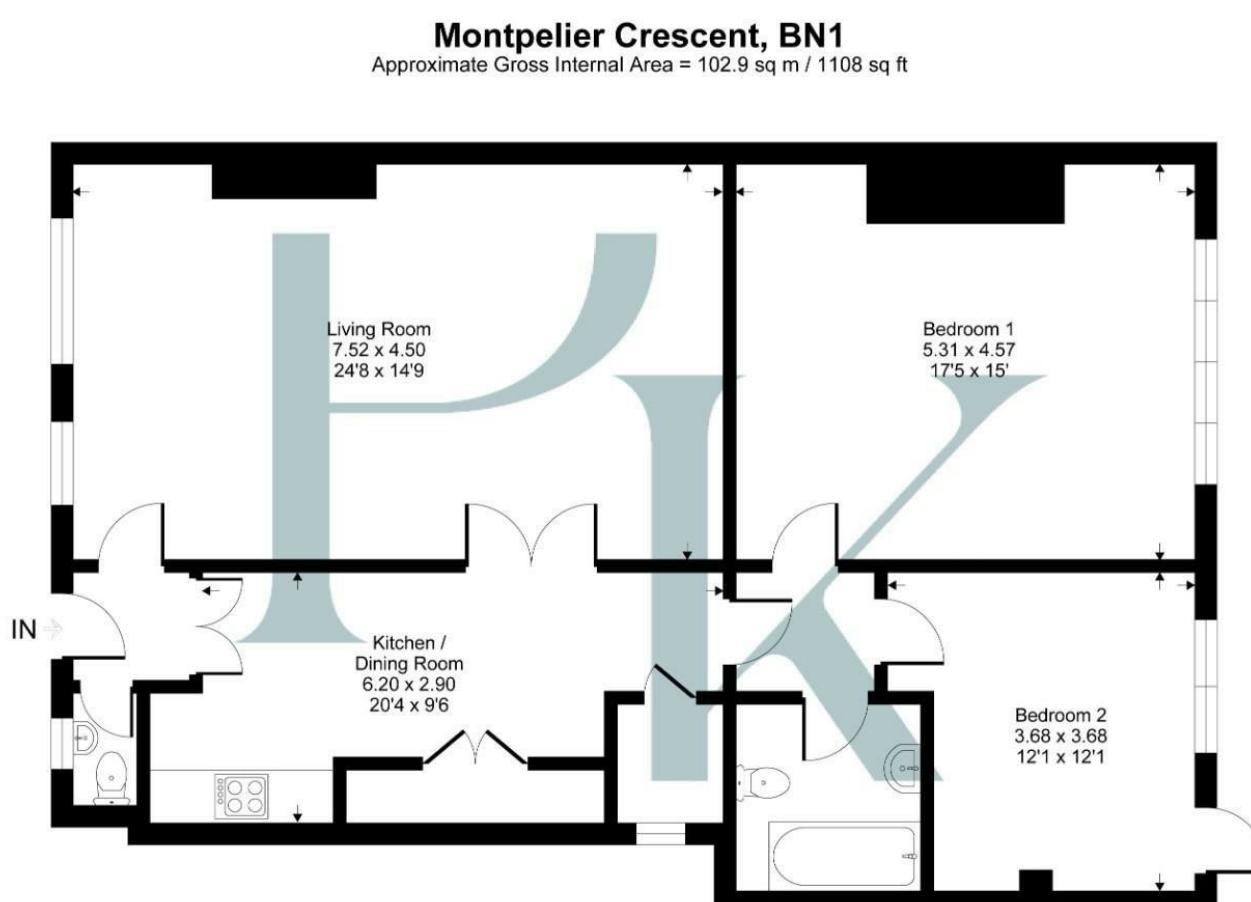
Located in the highly sought-after Montpelier Crescent, this generously proportioned two-bedroom apartment offers over 1,100 sq ft of stylish living space, close to a plethora of amenities in the ever-popular Seven Dials.

The property boasts a bright and expansive living room with twin sash windows, feature fireplace, and ample space for both relaxing and entertaining. The modern kitchen and dining room is well-fitted with sleek cabinetry, integrated appliances, and breakfast bar seating, making it the perfect social hub of the home.

The accommodation comprises two large double bedrooms. One bedroom is a particularly impressive principal room with plenty of natural light and the second bedroom offers versatility as a guest bedroom, or home office. The property also features a newly fitted bathroom with full suite and an additional W/C and utility room for convenience.

Centrally located, Montpelier Crescent is situated just moments from Brighton City Centre, the seafront and the electric mix of cafés, shops, and restaurants in the Seven Dials area. Brighton Railway Station is within easy reach, providing excellent links to London, ideal for commuters.

The property is available for immediate occupation.



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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