



## 37 MONTPELIER CRESCENT BRIGHTON, BN1 3JL

£450,000  
SHARE OF FREEHOLD

Guide Price £450,000 - £475,000. Nestled in the charming Montpelier Crescent of Brighton, this exquisite two double bedroom apartment offers a unique opportunity to reside in a beautifully maintained Regency building. Occupying the entire floor, this property boasts an impressive layout that maximises space and light, creating a warm and inviting atmosphere.

The immaculately presented interiors feature elegant finishes that reflect the character of the building while providing modern comforts. The centre piece of the apartment is the large lounge diner which also provides space for an office area.

One of the standout features of this property has to be the delightful rear terrace located just off the living room. A private outdoor space, ideal for morning coffee or evening gatherings. The front garden to the building also belongs to this apartment.

This location speaks for itself. Seven Dials, a vibrant area known for its eclectic mix of shops, cafes, and with a choice of public transport links including Brighton's Mainline Station with direct access to London. The beach is also just a short stroll away.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## Flat 1, 37 Montpelier Crescent

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft

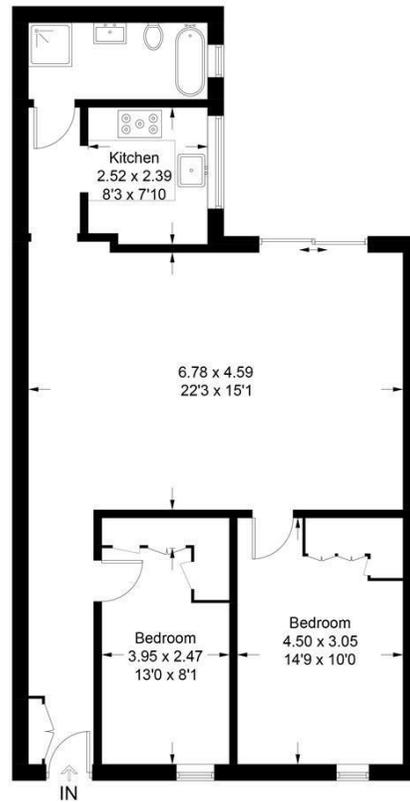
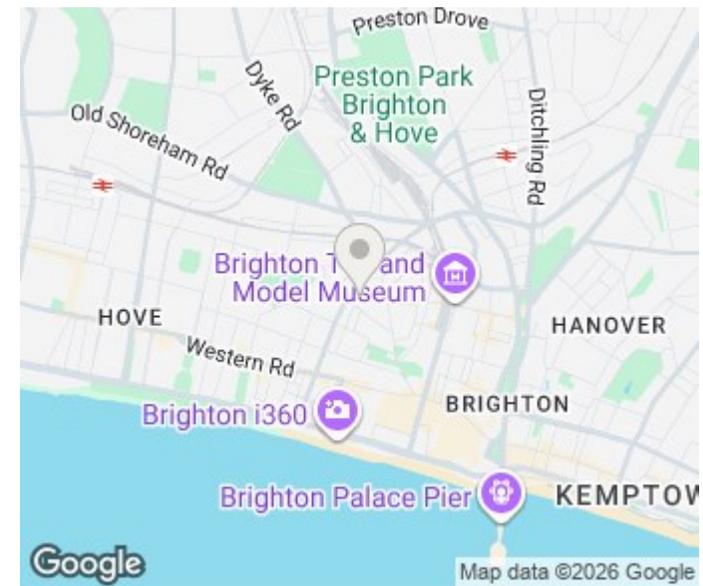


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222596)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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