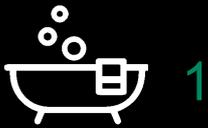




**1 Bed  
Apartment  
located in**

 **MyHausProperty**  
Sales & Lettings

**20 Montpelier Place**  
**Brighton**  
**BN1 3BF**



This spacious ground floor garden flat is located in one of Brighton's most desirable areas, offering the best of city living while being close to key local amenities. Just a short stroll from Brighton Seafront, the vibrant Seven Dials shopping area, and the green spaces of St Ann's Well Gardens, this property combines convenience with charm. You'll also find plenty of shops, cafes, and restaurants along nearby Western Road.

The flat itself features a generous layout filled with period character, boasting high ceilings and traditional sash windows throughout. At the front, there's an inviting living room complete with a feature fireplace, alongside a bright and airy double bedroom, a sleek modern bathroom, and a well-appointed kitchen with direct access to the garden.

The private garden is a real highlight, offering a peaceful retreat for outdoor dining and entertaining—something rarely found in such a central location.

This property sits on the ground floor of a well-maintained period building, placing all of Brighton's main attractions within easy reach, from Western Road's shops to Brighton Station and the iconic seafront. Inside, the bay-fronted living room captures plenty of natural light, with large sash windows and elegant period details such as ceiling mouldings and a decorative fireplace.

The double bedroom, set to the rear, overlooks the serene garden and includes built-in wardrobes. The bathroom has been updated with modern fixtures, including an eco-friendly low-flush WC, a square pedestal sink, and a full-sized bath with a thermostatic shower.

The contemporary kitchen has been designed for both style and practicality, featuring high-gloss units and ample storage. A door leads directly to the private garden, which is beautifully landscaped with flower beds and borders, creating a perfect spot to relax in peace.

Some images have digital staging\*

**Price Guide £325,000**

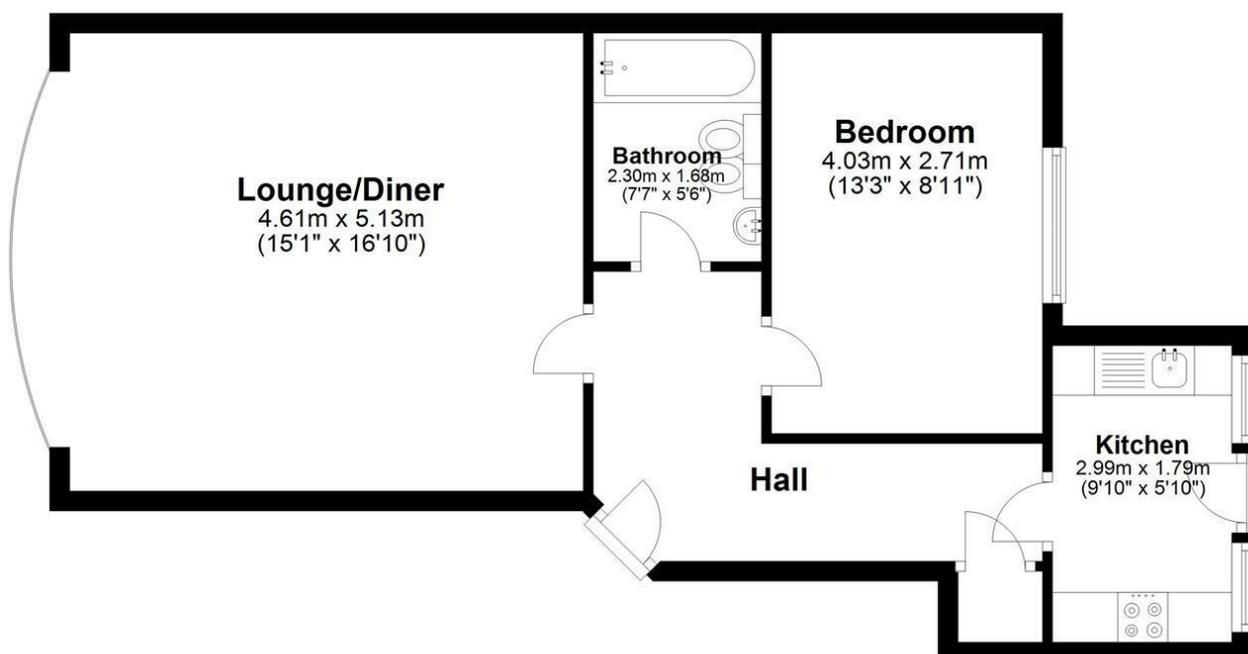
**\*\*Guide Price £325,000 - £350,000 \*\***

This charming ground floor garden flat in the heart of Brighton offers spacious living with stunning period features, including high ceilings and sash windows. Located just moments from Brighton Seafront, Seven Dials, and Western Road's bustling shops and cafes, it boasts a large bay-fronted living room, a stylish double bedroom, modern bathroom, and a sleek kitchen with direct access to a private garden—perfect for outdoor dining and relaxation. A rare find in such a sought-after location, this home combines classic elegance with unbeatable convenience.



## Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 54.6 sq. metres (587.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant.

Plan produced using PlanUp.

## Montpelier, Brighton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		63	
(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		

## DIRECTIONS

## CONTACT

64 Queens Road  
Brighton  
East Sussex  
BN1 3XD

E: [info@myhausbrighton.co.uk](mailto:info@myhausbrighton.co.uk)

T: 01273 286788

[myhausbrighton.co.uk](http://myhausbrighton.co.uk)

 **MyHausProperty**  
Sales & Lettings