



Oakley

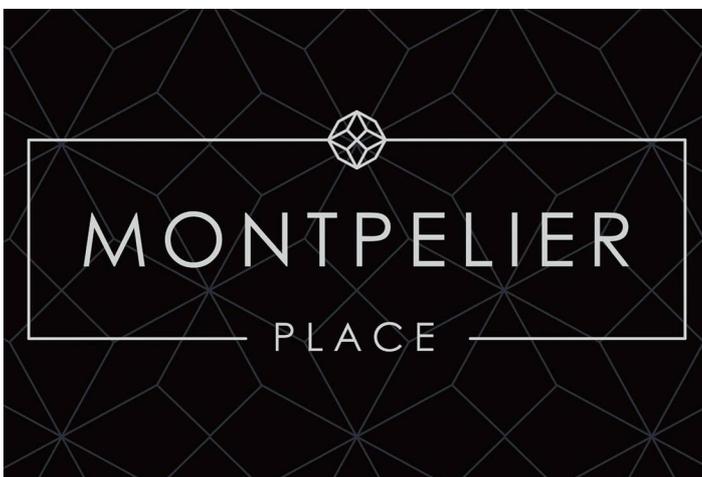
Your Sussex Property Expert



[oakleyproperty.com](https://www.oakleyproperty.com)



Montpelier Place, Brighton & Hove, BN1 3BF



Prices From £350,000



- RESERVING OFF-PLAN
- Bordering Brighton & Hove
- Stylish Porcelanosa Bathrooms
- Solar Panels And Eco Credentials
- 10 Year Premier New Homes Guarantee
- Three Contemporary 1 Bedroom Apartments
- All With Balcony Or Terrace, Many With Sea Views
- Bespoke Kitchens With Stone Worktops & Bosch Appliances
- Share Of Freehold



## The Property

A collection of three one bedroom apartments on the first, second and third floors of the eastern wing of Montpelier Place. Each apartment will be finished to exacting standards, using carefully chosen materials to reflect the exclusive quality of the development. They have underfloor heating throughout which has been zoned for maximum comfort, and the rooms are well proportioned. Each room has a generous amount of glazing for a bright and airy feel, complemented by high ceilings throughout.

With an open plan, kitchen, dining and living space, these apartments are ideal for entertaining, and will immediately impress any guest. Engineered oak flooring and subtle contemporary wall colours will complement modern furnishings, and the bespoke Windmill Kitchens accentuate the space with seamless units. The worktops are composite stone, while the integrated appliances are Bosch, and both recessed and pendant lighting set the mood.

During the summer you can dine outside on the porcelain tiled balcony which is accessible via full-height glazed doors, and from the upper floors you can see the sea.

The comfortable double bedrooms have deep pile carpet underfoot and the master benefits from built-in wardrobes. All bathrooms, both family and en suite, have spa-like qualities with Porcelanosa sanitary ware and large profile tiling throughout. The wet room showers have fixed glass walls and monsoon showerheads, and for those with a bathtub, there is an additional retractable handset.

## The Location

Sitting in undeniably one of the most prestigious regions of the city, Montpelier Place is perfectly positioned on the border of both Brighton and Hove's cultural and social centres, surrounded by beautiful Regency architecture and just a short stroll from the sea.

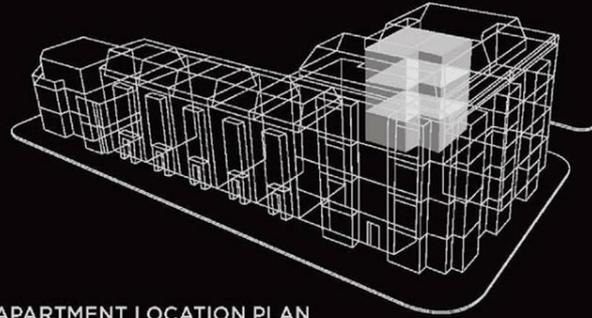
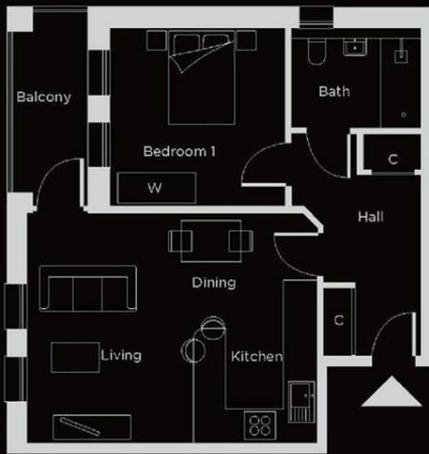


**T: 01273 688881**

## APARTMENTS 4, 8 & 12

FIRST, SECOND & THIRD FLOOR 1 BEDROOM APARTMENTS

### FLOOR PLAN



APARTMENT LOCATION PLAN

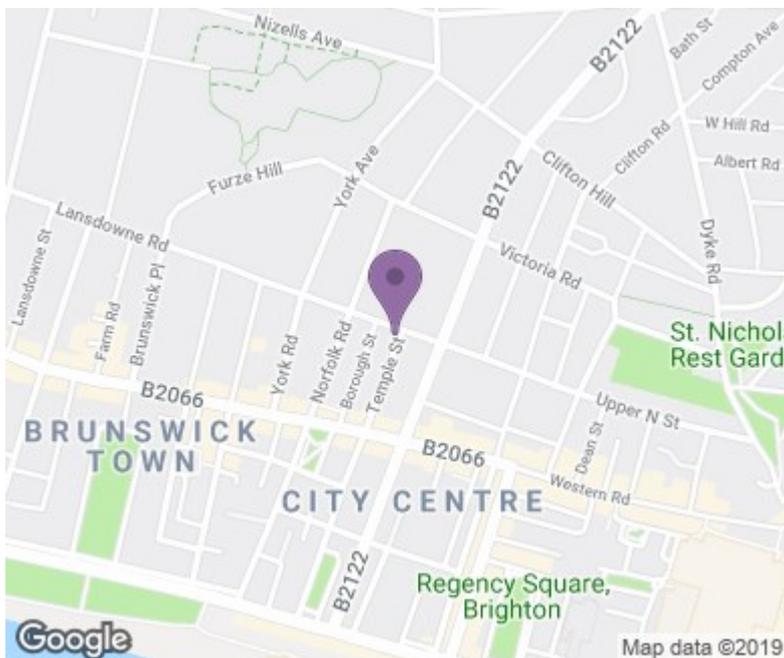
### ROOM SIZES

ROOM SIZES	METRES	FEET
Living/Dining/Kitchen	4.4 x 5.5	14'5" x 18'0"
Bedroom 1	3.4 x 3.4	11'2" x 11'2"
Bathroom	1.7 x 2.5	5'6" x 8'2"
<b>SUB TOTAL</b>	<b>52m<sup>2</sup></b>	<b>560ft<sup>2</sup></b>
Balcony	4.65m <sup>2</sup>	50ft <sup>2</sup>
<b>TOTAL</b>	<b>56.65m<sup>2</sup></b>	<b>610ft<sup>2</sup></b>

MONTPELIERPLACE.CO.UK



## Location Map



## Energy Performance Certificate

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

## Agents Notes

- Tenure Share of Freehold
- Lease Term
- Years Remaining
- Ground Rent
- Service Charge
- Council Tax Band

**Brighton & Hove City Office**  
Residential Sales & New Homes

T 01273 688881  
E brighton@oakleyproperty.com

**Shoreham-by-Sea Office**  
Residential Sales,  
Lettings & New Homes

T 01273 661577  
E shoreham@oakleyproperty.com

**Lewes Town & Country Office**  
Residential Sales,  
Lettings and New Homes

T 01273 487444  
E lewes@oakleyproperty.com

**The London Office**  
Residential Sales

T 020 839 0388  
E enquiries@tlo.co.uk

**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 the properties 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 total floor area shown has been taken from the EPC.