



MONTPELIER

— PLACE —

THE APARTMENTS



CGI imagery of Montpelier Place

WELCOME TO MONTPELIER PLACE: A
STRIKING NEW DEVELOPMENT OF
CONTEMPORARY APARTMENTS,
PENTHOUSES AND TOWNHOUSES
SET IN THE CLIFTON HILL AND
MONTPELIER CONSERVATION AREA.



THE APARTMENTS & PENTHOUSES

MONTPELIER PLACE IS A CONTEMPORARY DEVELOPMENT WITHIN THE CLIFTON HILL AND MONTPELIER CONSERVATION AREA, WHICH HAS BEEN DESIGNED AND BUILT TO SIT HARMONIOUSLY WITHIN ITS REGENCY SURROUNDINGS.

Inside, each of the 14 apartments has a luxurious and stylish finish to reflect the Brighton and Hove vibe, while also providing high eco specifications for energy efficiency and sustainability.

Standing at five storeys, the grand stuccoed façade with deep box bay windows, is a modern echo of the townhouses in neighbouring Norfolk Terrace. Glass balustrades on the balconies are a subtle nod to current trends, allowing maximum natural light inside, and the pitched mansard roof, with natural zinc finish, is in keeping with its presence within the conservation area.

Raised planters and floral frontages soften the linear form of Montpelier Place, creating a welcoming approach. A secure audio-video system provides access to the communal lobby where porcelain floor tiles and halo lighting greets you. Here there are personal post boxes for each apartment, plus a lift and staircase to all floors, with feature wall panels decorating the communal hallways for a luxurious finish.

From the private drive there is access to a bike store as cycling is the ideal way to explore the city when living so centrally. There are also gated undercover parking spaces allocated for the penthouse apartments.

With a southerly orientation, the apartments filled with natural light. Timber framed double glazed windows ensure both thermal efficiency and draft exclusion, while internal concrete floors and acoustic layers provide excellent sound insulation.

This is a development which was built with both quality and comfort in mind; where form, function and the environment were of utmost importance in its creation. Its clever design not only enhances the aesthetic of the area, but blends into it beautifully.

THE APARTMENTS

THERE ARE 12 ONE AND TWO BEDROOM APARTMENTS ON THE FIRST, SECOND AND THIRD FLOORS OF MONTPELIER PLACE.

Each apartment has been 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 PENTHOUSES

FINISHED IN THE SAME CONTEMPORARY STYLE, AND TO THE SAME EXCEPTIONAL STANDARDS, THE PENTHOUSES FORM THE ENTIRE FOURTH FLOOR.

The epitome of luxury, Penthouse One enjoys a wrap-around terrace running the length of its southern and eastern sides which are heavily glazed to maximise the natural sunlight. From here you can see the sea stretching from east to west, above the rooftops of Regency Hove.

Penthouse Two has terraces on its eastern and western sides, so you can watch the sunrise with your morning coffee, and the sunset with your evening wine.



BRIGHTON & HOVE

BRIGHTON AND HOVE HAVE BEEN STEADILY EVOLVING SINCE THE LATE 18TH CENTURY WHEN THE TOWN BECAME FAMOUS DUE TO THE HEALTH BENEFITS OF BATHING IN SEA WATER CLAIMED BY DR RICHARD RUSSELL.

This same doctor encouraged his patients to drink from the spa waters at nearby St Ann's Well. Indeed, Montpelier was named after an equally popular French spa town due to its sophisticated reputation, which contributed to a huge influx of health seeking socialites moving here from the big cities.

Throughout the 19th Century the city expanded to meet their needs, and the elegant Regency townhouses of Clifton Hill and Montpelier were born. The architects of Montpelier Place have therefore been careful to create homes which sit sympathetically within their surroundings; echoing thier stuccoed façades which have come to characterise the area.



BEACHES

TAKE A STROLL DOWN TO BRIGHTON AND HOVE'S BLUE FLAG PEBBLE BEACHES, AND FOLLOW THE 'BRIGHTON BLUE' BALUSTRADES EAST ALONG THE NEWLY REGENERATED PROMENADE.

You come first to the Victorian bandstand which was restored back to its original grandeur in 2009. It hosts a variety of bands during the Summer months in addition to a delightful café on the ground floor.

Continuing in this direction leads you to the iconic West Pier; the sculptural remains of its renowned architectural style casting an eerie beauty over the seafront. At the head of the former pier now resides the British Airways i360,, enjoying breath-taking views across the city and along the coast for miles. A further stroll leads you to hustle and bustle of the iconic Brighton Pier.

Heading west, Hove Lawns are a hive of activity throughout the year, hosting outdoor exercise classes, Brighton's Foodie Festival, and the renowned, annual Paddle Round the Pier for fun and festivities both in and out of the water. Hove Lagoon also offers year round sailing courses and water sport clubs, alongside a play area, and Brighton's very own Fat Boy Slim's Big Beach Café, where locals go to eat, drink, party and meet.



GREEN SPACES

WHILE THE FAMOUS IRON BEARING SPRING OF ST ANN'S WELL IS NO LONGER IN USE, THE CHILDREN'S PLAY PARK AND GARDENS ARE OPEN TO THE PUBLIC, AND THESE ARE SITUATED JUST MOMENTS FROM MONTEPELIER PLACE.

It boasts a variety of native and exotic trees, a pond, a family friendly café, tennis courts, a bowling green and a scented garden which is being regenerated into a fully-fledged sensory garden. During the spring, listen to live music at the annual Spring Festival to celebrate the anniversary of when the park was opened to the public, then picnic on the lawns in the summer while children play, or feed the friendly squirrels.

Of course it is not just the glorious coast which attracts so many people to live in and visit the city. It offers the best of both worlds with The South Downs National Park on its northern border. Its rolling hills are dotted with quaint Sussex villages, offering country pub walks and locally brewed ales - all just 15-20 minutes away by car or train.





DRINKING & DINING

IF YOU ARE LOOKING FOR ENTERTAINMENT CLOSER TO HOME, YOU ARE SPOILT FOR CHOICE WITH A VARIETY OF EATERIES, BARS AND CAFES WITHIN A SHORT WALK.

Small Batch Coffee Roasters offers delicious coffee in a relaxed atmosphere; perfect for catching up with friends, business associates, or emails, and is located only a short stroll from Montpelier Place. It has been said you can eat your way around the globe on both Western and Church Roads, where you'll find Middle Eastern delights at The Taste of Sahara; gourmet cheeses at La Cave Fromage; exceptional Thai food at The Giggling Squid; sophisticated seafood at The Salt Rooms, and contemporary brasserie style dining at Six - to name but a few.

For the wine connoisseur, The Paris House offers a wide range to be enjoyed while listening to live jazz, and for a real craft ale, pop into one of the city's oldest pubs: The Lion and Lobster, where even in winter you can sit out on the terrace in the warmth of its wood-burning stove.

Further north, you'll find the eclectic mix of shops, restaurants, pubs and cafes of Seven Dials, so you really are spoilt for choice.



MUSIC & ENTERTAINMENT

BRIGHTON & HOVE HAS LONG BEEN HERALDED AS A CITY OF ARTS AND CULTURE.

A highlight on the calendar is the annual Brighton Festival and Brighton Fringe which have been running throughout May since 1967. It is the largest and most established multi-arts festival in England, and is a celebration of music, theatre, dance, circus, art, film, literature, debate, outdoor and family events, which takes place in both familiar and unusual venues throughout the city.

In its wake, many more festivals were born to celebrate Brighton & Hove's unique culture and character, including Brighton Digital Festival for technology, The Great Escape for music, and Brighton Pride to celebrate diversity and equality.



SHOPPING

BRIGHTON & HOVE IS ABUNDANT WITH BOUTIQUE AND INDEPENDENT RETAILERS LOOKING TO PUT SOME CREATIVE FLAIR INTO YOUR SHOPPING EXPERIENCE.

Within a few minutes of Montpelier Place you'll find the gorgeous fashions and interiors of iGigi; or Dowse, a contemporary design studio and shop selling unique art, jewellery and gifts. Food lovers will appreciate the close proximity of Waitrose, and there are two Sainsburys Locals, a Co op and Tesco store all within walking distance. For niche food shopping, the international supermarket, Taj, provides a fantastic array of Eastern foods and flavours to spice up your home cooking.

Further into the city, you can explore the galleries and jewellery shops within the twisting alleys of Brighton's historic Lanes, before moving on to the North Laine Shopping District, also known as the cultural quarter of the city. Here you are likely to see street performers, market stalls and antique emporiums amongst the bohemian bustle of cobbled streets, and the air is filled with the scent of fresh coffee and home cooked foods from the many artisan cafes.

SPECIFICATION



OUR VISION FOR THE KITCHENS

Your kitchens at Montpelier Place have been designed in conjunction with bespoke designers Windmill Kitchens. From their offices in Sussex, Windmill Kitchens have been designing and fitting high quality kitchens for the past 30 years.

The combination of natural materials, high end appliances and superb layout will give the owners at Montpelier Place everything they should expect from modern living.

DESIGNER KITCHENS

- Contemporary be-spoke kitchen designed by Windmill Kitchens, Sussex
- Composite stone worktops
- Feature glass splash back
- Soft close integrated, handleless kitchen furniture
- Under-mounted sink with stainless steel mixer tap
- Integrated strip LED feature lighting to kitchen units
- Bosch inset induction hob
- Bosch single oven with multiple heating functions, rotary knob & sensory key controls
- Bosch combination microwave oven
- Bosch integrated fridge/freezer
- Bosch multi-functional integrated dishwasher
- Plumbing for washing machine in hall cupboard - (not supplied)
- Units 1,5,9 washing/dryer machine integrated in kitchen



CGI imagery of Penthouse 2 Kitchen



CGI imagery of Apartments 1, 5, 9 Kitchens



CGI imagery of Apartments 1, 5, 9 Kitchens



CGI imagery of Apartments 2, 6, 10 Kitchens

SPECIFICATION



QUALITY MATERIALS

Montpelier Place has been designed using high quality materials to subtly define the living spaces. The design of each property celebrates natural materials and lets them define the different spaces and how they are observed.

BATHROOM & ENSUITE FEATURES

- Porcelanosa large profile tiling throughout
- Porcelanosa sanitary ware including basin, wall hung WC with concealed dual flush cistern & soft close seat
- Fully tiled showers to include flush tray,with Porcelanosa fixed shower screen
- Shower to include both fixed Monsoon shower head and additional retractable handset
- Baths to include three-way control systems to control fixed monsoon shower head, bath filler and additional retractable handset (2 Bedroom Apartments only)
- Heated towel rail, thermostatically controlled
- Integrated storage alcoves

INTERIOR FEATURES & FINISHES

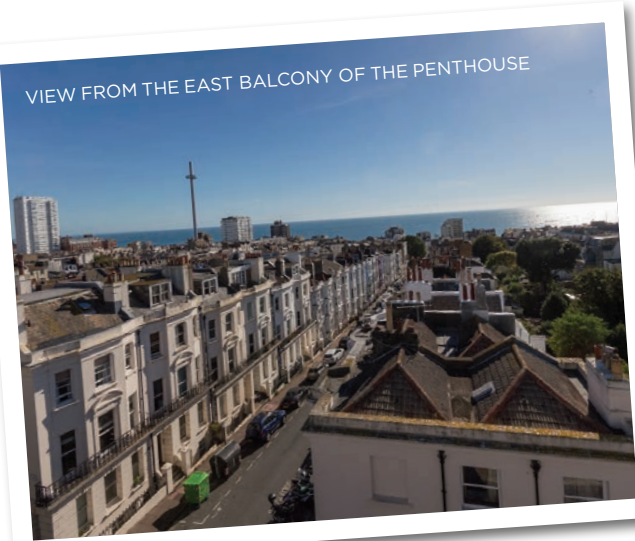
- Contemporary apartment entrance doors
- Engineered oak wood floor from hall into living/dining room and open plan kitchen
- Carpet to bedrooms
- Contemporary single panel internal doors with modern door ironmongery in a 'metallic' finish
- Contemporary styled architrave and skirting
- Built in wardrobe to master bedroom
- Private balcony finished in porcelain tile paving with high quality glazed balustrade
- Screwless sockets and switch plates
- Recessed LED lighting to Halls, Bathrooms, Kitchen and Dining Area
- Pendant lighting to living areas and bedrooms
- Hyperoptic Fibre connection and BT
- Digital TV connection



CGI imagery of Bathroom



CGI imagery of Bedroom



CGI imagery of Montpelier Place

SPECIFICATION



THE REFINEMENT IS FOUND IN THE DETAIL

The detailing is all you would expect from a development of this stature - from underfloor heating to high ceilings and windows that allow the living areas to be imbued with natural light that magnifies the feeling of space.

HEATING, SUSTAINABILITY & ENERGY EFFICIENCY

- Vaillant ecoTec "A" rated boiler
- Underfloor heating throughout with separate heating zones to give maximum comfort
- Ducted MVHR ventilation system which provides high levels of permanent background ventilation into all rooms and also heat recovery to all extract fans in bathrooms and kitchens (Floors 1-3)
- Internal floors are of a concrete construction with separate insulation and acoustic layers to provide excellent sound insulation
- Windows are a high quality double glazed timber construction providing a high level of thermal efficiency and draft sealing
- Lifetime Homes compliant

EXTERNAL & SHARED AREAS

- Entrance lobby with feature panelled walls, halo lighting and porcelain tiled floor
- Individually assigned post boxes within ground floor lobby
- Lift and staircase access to all floors
- Secure refuse and recycling bin storage
- Secure bicycle storage
- Traditional stucco rendered external masonry facade in keeping with its presence in the Montpelier and Clifton Hill Conservation area
- Pitched mansards to upper floors are finished with a natural zinc finish

SECURITY & PEACE OF MIND

- Audio/video entry phone system connected to communal entrance door
- Mains supply smoke detector to hallway, heat detectors to kitchen and carbon monoxide detectors all with battery back up
- 10 year Buildmark Premier Guarantee
- Multi-point locking systems to external doors and windows



THE APARTMENTS - FLOOR BY FLOOR

GROUND FLOOR - LOBBY



FIRST FLOOR - APARTMENTS



SECOND FLOOR - APARTMENTS



THIRD FLOOR - APARTMENTS



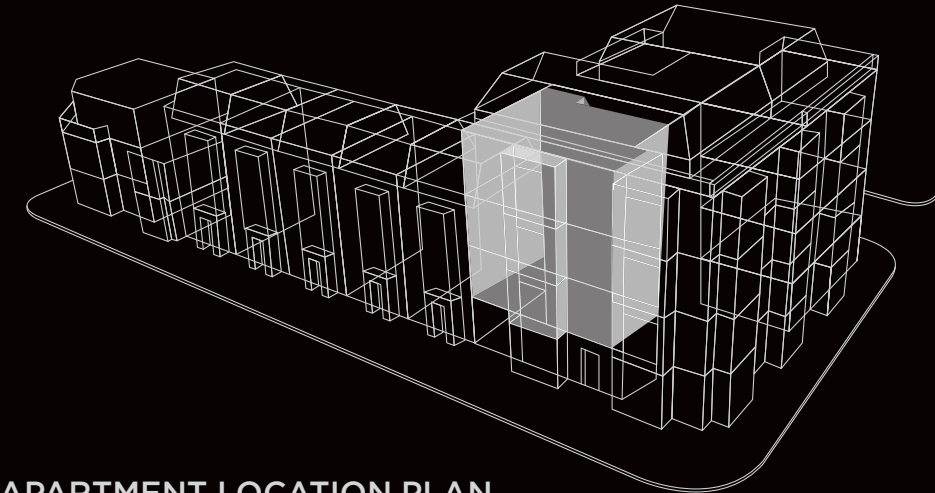
FOURTH FLOOR - PENTHOUSES



APARTMENTS 1, 5 & 9

FIRST, SECOND & THIRD FLOOR 2 BEDROOM APARTMENTS

FLOOR PLAN



APARTMENT LOCATION PLAN

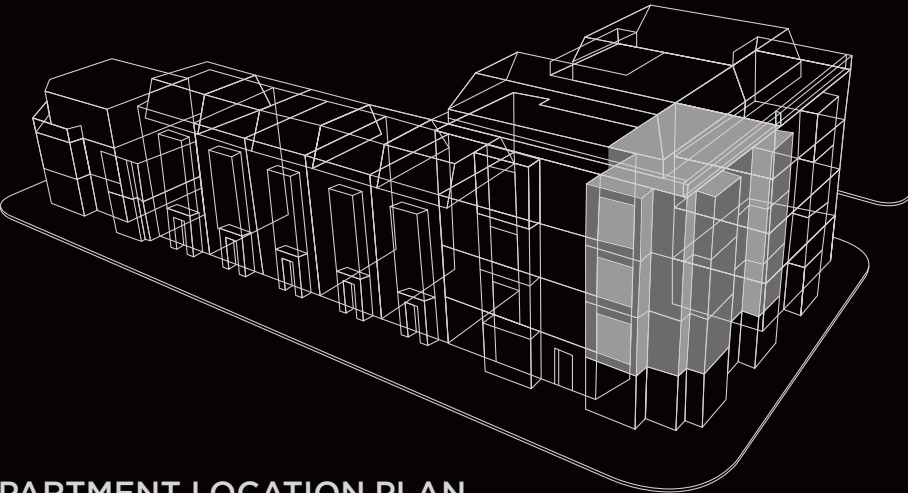
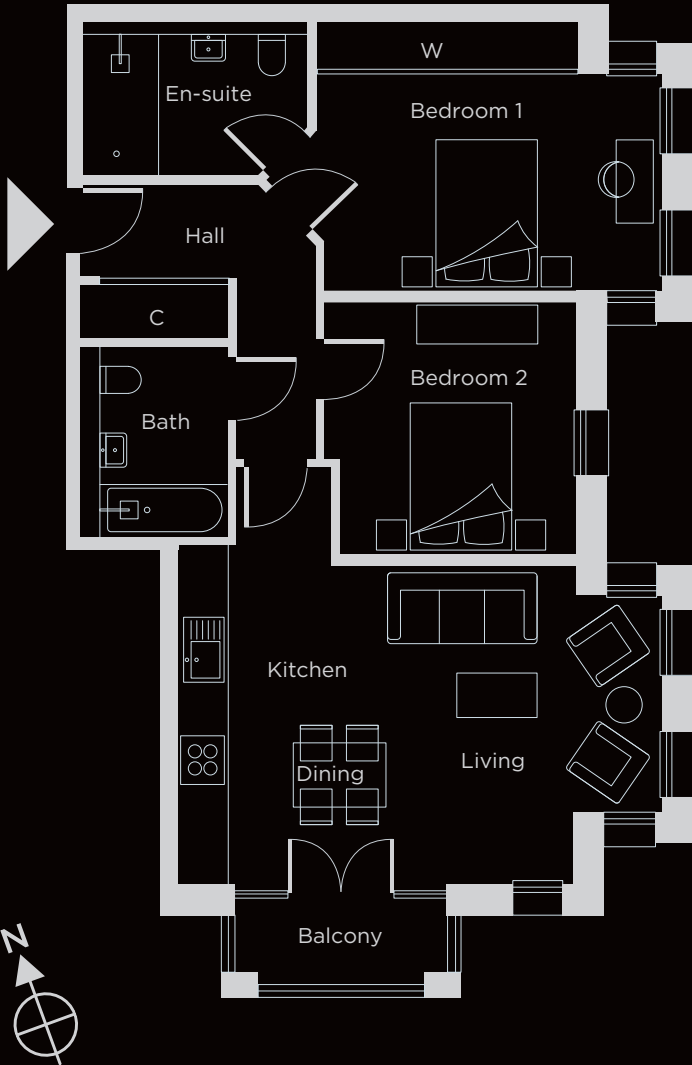
ROOM SIZES

ROOM	METRES	FEET
Living/Dining/Kitchen	6.8 x 4.4	22'3" x 14'5"
Bedroom 1	2.7 x 3.7	8'10" x 12'2"
Bedroom 2	3.2 x 3.0	10'5" x 9'10"
Bathroom	1.7 x 2.3	5'6" x 7'6"
Ensuite	2.5 x 1.4	8'2" x 4'7"
SUB TOTAL	69m ²	743ft ²
Balcony	3.25m ²	35ft ²
TOTAL	72.25m ²	778ft ²

APARTMENTS 2, 6 & 10

FIRST, SECOND & THIRD FLOOR 2 BEDROOM APARTMENTS

FLOOR PLAN



APARTMENT LOCATION PLAN

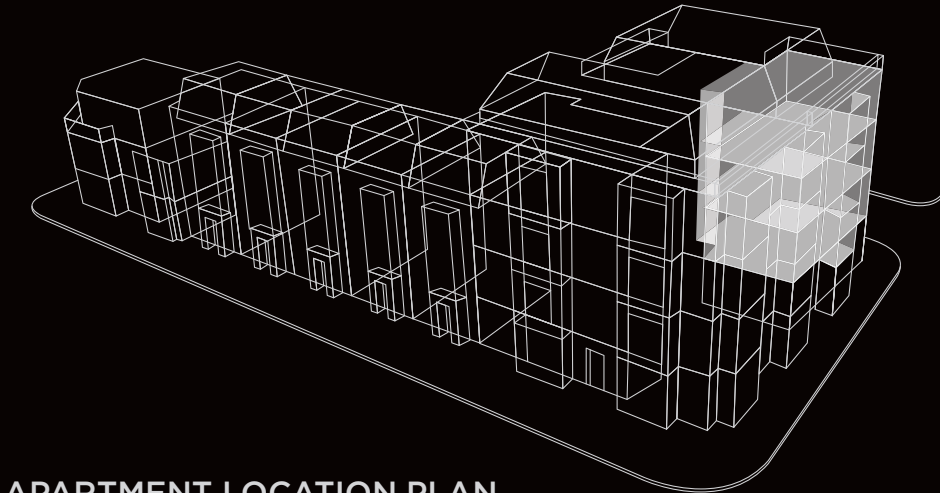
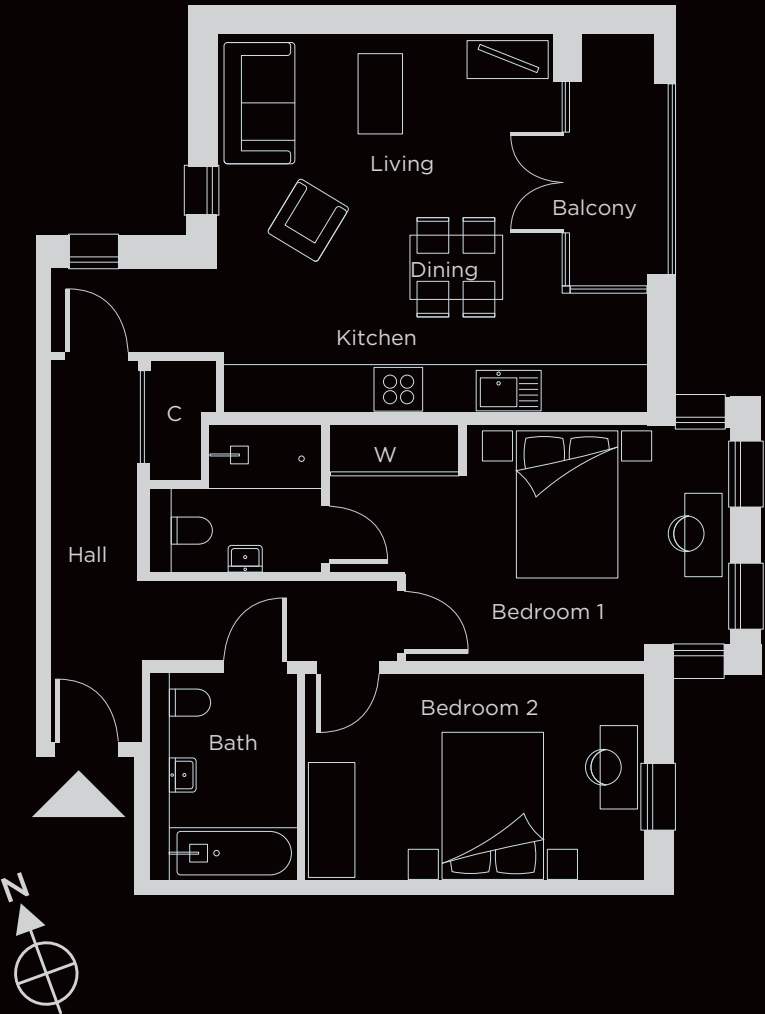
ROOM SIZES

ROOM	METRES	FEET
Living/Dining/Kitchen	6.3 x 4.1	20'8" x 13'5"
Bedroom 1	2.9 x 4.4	9'6" x 14'5"
Bedroom 2	3.3 x 3.0	10'9" x 9'10"
Bathroom	1.7 x 2.5	5'6" x 8'2"
Ensuite	1.9 x 3.0	6'2" x 9'10"
SUB TOTAL	75m ²	807ft ²
Balcony	3.25m ²	35ft ²
TOTAL	78.25m ²	842ft ²

APARTMENTS 3, 7 & 11

FIRST, SECOND & THIRD FLOOR 2 BEDROOM APARTMENTS

FLOOR PLAN



APARTMENT LOCATION PLAN

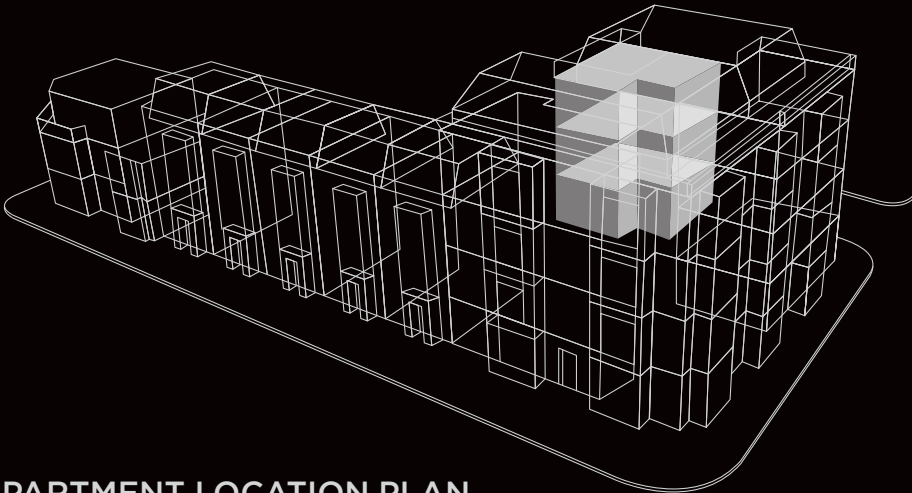
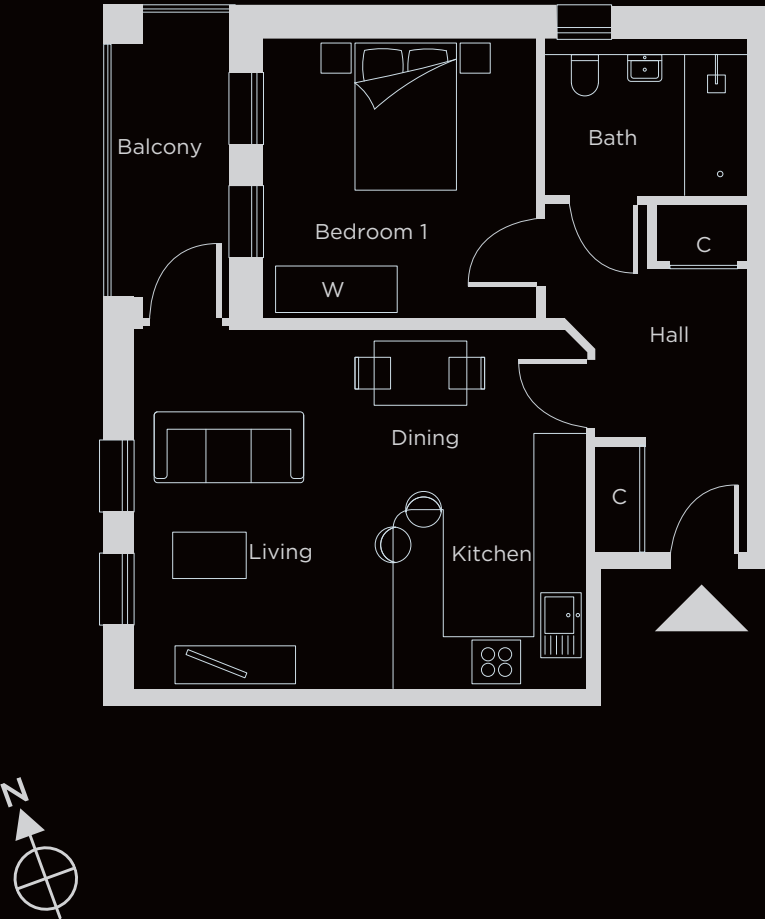
ROOM SIZES

ROOM	METRES	FEET
Living/Dining/Kitchen	4.6 x 5	15'1" x 16'5"
Bedroom 1	3.2 x 5.3	10'5" x 17'4"
Bedroom 2	2.7 x 4.4	8'10" x 14'5"
Bathroom	1.7 x 2.7	5'6" x 8'10"
Ensuite	1.9 x 1.9	6'2" x 6'2"
SUB TOTAL	77m ²	829ft ²
Balcony	3.8m ²	41ft ²
TOTAL	80.8m ²	870ft ²

APARTMENTS 4, 8 & 12

FIRST, SECOND & THIRD FLOOR 1 BEDROOM APARTMENTS

FLOOR PLAN



APARTMENT LOCATION PLAN

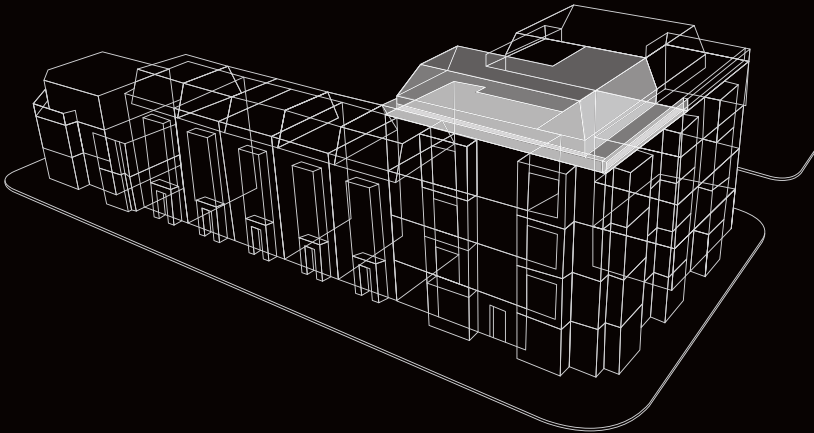
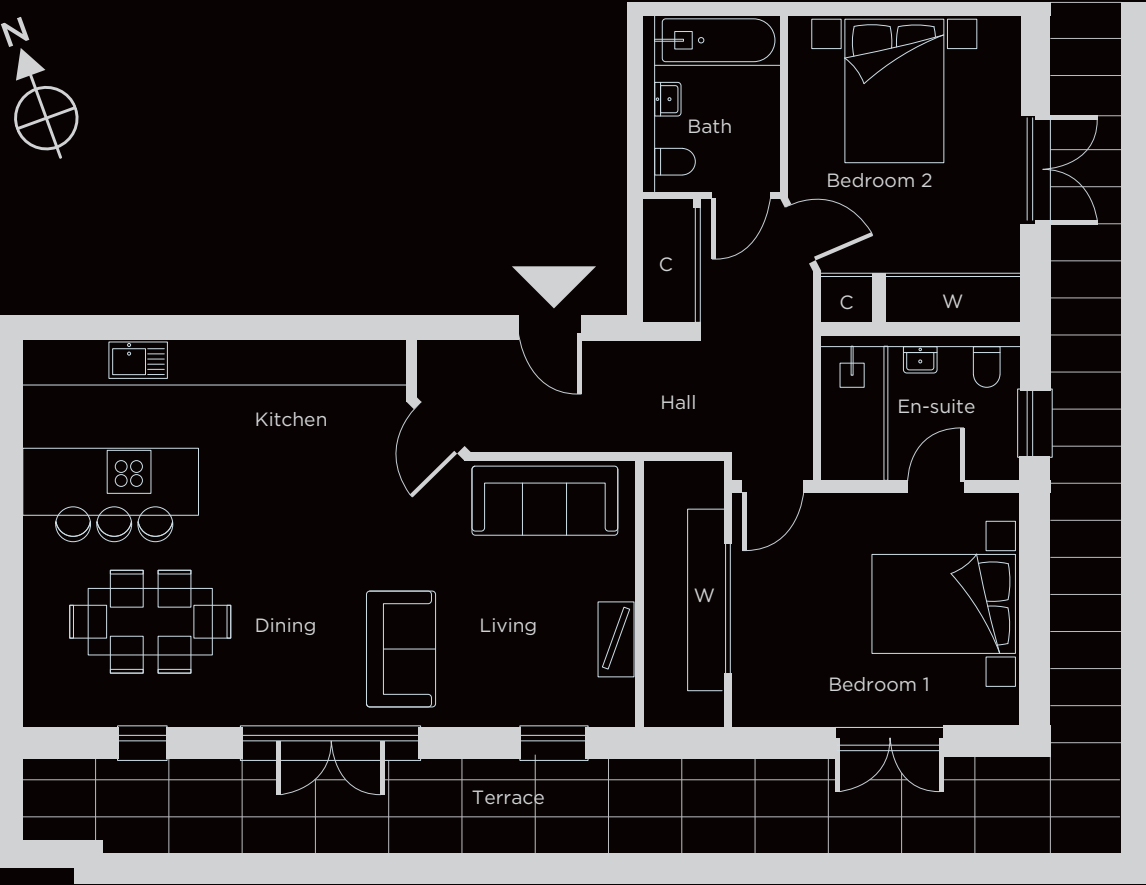
ROOM SIZES

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"
SUB TOTAL	52m ²	560ft ²
Balcony	4.65m ²	50ft ²
TOTAL	56.65m ²	610ft ²

PENTHOUSE ONE

FOURTH FLOOR • 2 BEDROOM PENTHOUSE

FLOOR PLAN



APARTMENT LOCATION PLAN

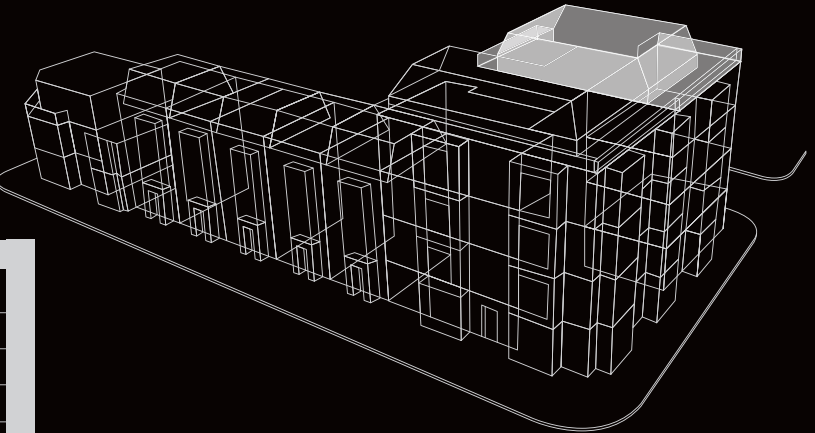
ROOM SIZES

ROOM	METRES	FEET
Living/Dining/Kitchen	8.4 x 5.4	27'6" x 17'8"
Bedroom 1	4 x 3.2	13'1" x 10'5"
Bedroom 2	4.2 x 3.2	13'9" x 10'5"
Bathroom	1.7 x 2.5	5'6" x 8'2"
Ensuite	2.7 x 2.0	8'10" x 6'6"
SUB TOTAL	95m ²	1023ft ²
Terrace	29m ²	315ft ²
TOTAL	124m ²	1338ft ²

PENTHOUSE TWO

FOURTH FLOOR • 2 BEDROOM PENTHOUSE

FLOOR PLAN



APARTMENT LOCATION PLAN

ROOM SIZES

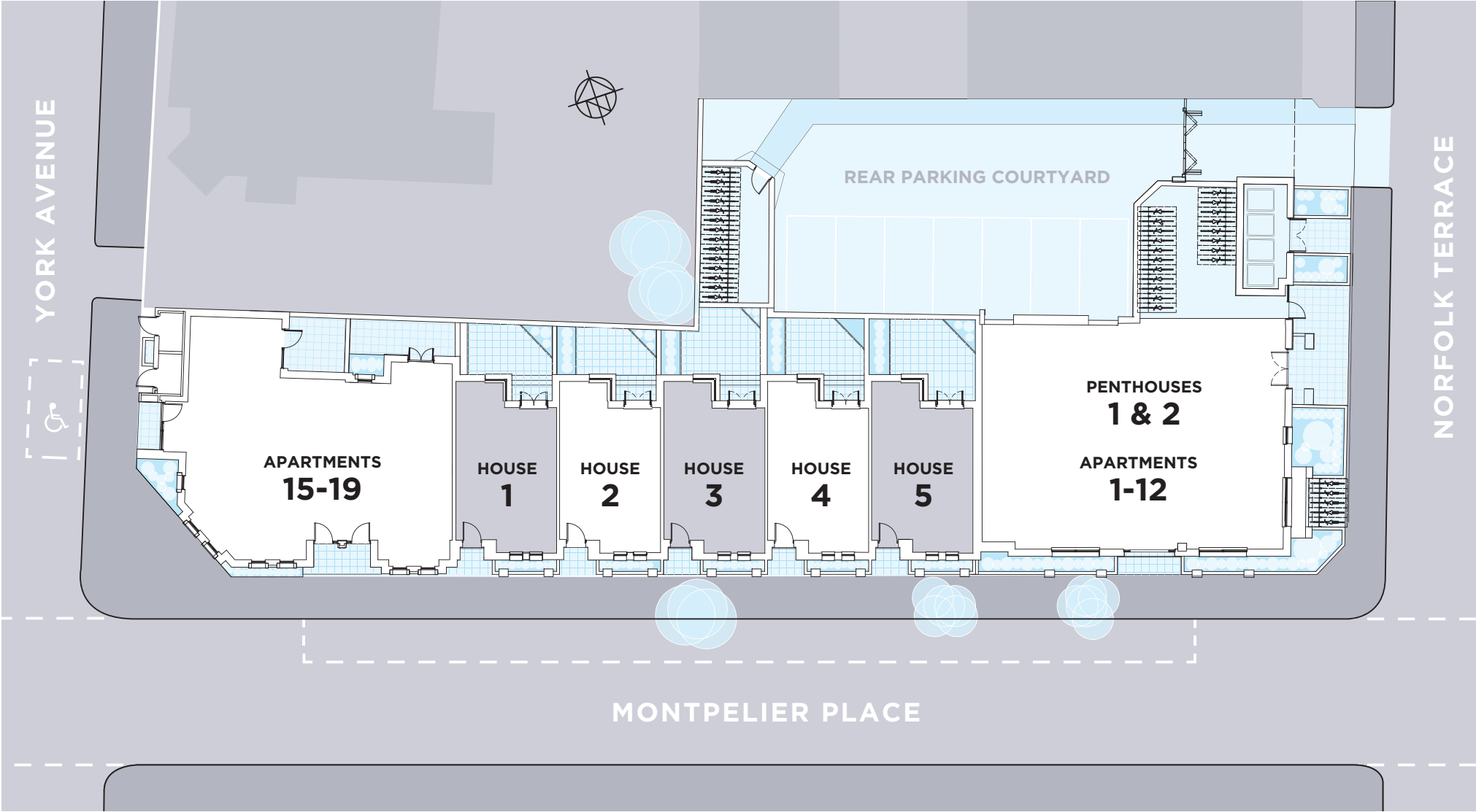
ROOM	METRES	FEET
Living/Dining/Kitchen	8.1 x 5.2	26'6" x 17'0"
Bedroom 1	3.8 x 3.0	12'5" x 9'10"
Bedroom 2	3.7 x 3.30	12'1" x 9'10"
Bathroom	1.7 x 2.5	5'6" x 8'2"
Ensuite	2.5 x 1.6	8'2" x 5'2"
SUB TOTAL	92m ²	990ft ²
Front Terrace	19.0m ²	205ft ²
Rear Terrace	17.0m ²	185ft ²
TOTAL	128m ²	1380ft ²



TAKE A STROLL DOWN TO
BRIGHTON & HOVE'S BLUE FLAG PEBBLE
BEACHES, AND FOLLOW THE 'BRIGHTON
BLUE' BALUSTRADES EAST ALONG THE
NEWLY REGENERATED PROMENADE. YOU
COME FIRST TO THE VICTORIAN BANDSTAND
WHICH WAS RESTORED BACK TO ITS
ORIGINAL GRANDEUR IN 2009.



MONTPELIER PLACE SITE PLAN



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VIEWING

For further information & viewing of samples & finishes
by appointment through sole agents Oakley



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