



MONTPELIER

— PLACE —

THE TOWNHOUSES





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



THE TOWNHOUSES

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.

Each of the 5 townhouses has a luxurious and stylish finish to reflect the Brighton and Hove vibe, while also providing high eco specifications for energy efficiency and sustainability.

The terrace of townhouses within Montpelier Place stand at four storeys, the grand stuccoed façade with deep box bay windows a modern echo of the townhouses in neighbouring Norfolk Terrace. 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.

Set back from the tree-lined road, raised planters and floral frontages soften the linear form of Montpelier Place, creating a welcoming approach.

Each townhouse will have a secure private parking space in the rear car park, accessed from Norfolk terrace. The private car area also contains a bike store, as cycling is the ideal way to explore the city when living so centrally.

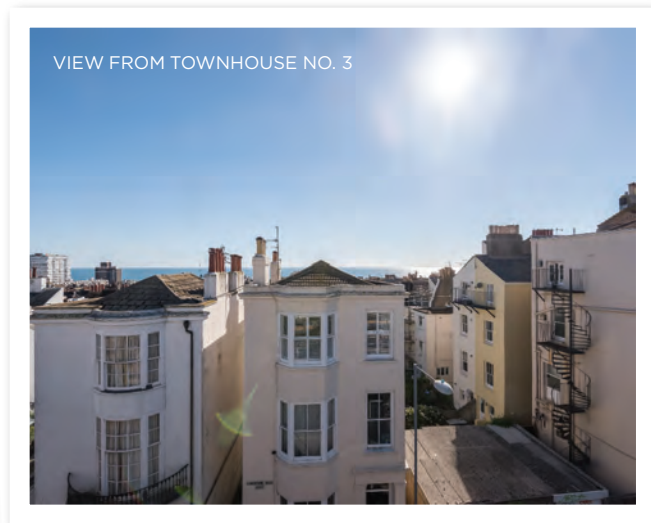
With a southerly orientation, not only are the townhouses filled with natural light, but the solar panels gain maximum exposure to generate sustainable energy for the day-to-day running of each home.

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 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.







THE TOWNHOUSES

WITH FOUR BEDROOMS, THREE BATHROOMS AND TWO GENEROUS RECEPTION ROOMS,
THE TOWNHOUSES ARE PERFECTLY SUITED TO THE MODERN FAMILY.

Each house has a walled garden to the rear which becomes a summer extension to the dining area, and there's a top floor, south facing balcony for both sun-bathing and stargazing. Each house has an enviable allocated car parking space in a private gated car park, accessed from Norfolk Terrace.

Ideal for seating the entire family, or for socialising with friends, the ground floor is open plan to include the bespoke Windmill Kitchen, a formal dining area and a snug for watching TV. With a quality finish, the kitchen has seamless units and a breakfast bar, paired with worktops of composite stone and integrated Bosch appliances.

The room is illuminated by both recessed and pendant lighting, and the house has zoned underfloor heating throughout.

The contemporary decor and quality materials continue up on the first floor and into the living room which is naturally lit from the south, with a recessed study area.

To the rear is bedroom three which has tranquil garden views, whilst bedrooms two & four are on the second floor; one with an en suite shower room, and the other with easy access to the family bathroom.

Finally on the third floor is the master bedroom suite with a stylish en-suite, generous space and enjoys private balcony access with exquisite views across the coastal landscape.

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 in the main bathroom with a bathtub, there is an additional retractable handset.







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 the 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.



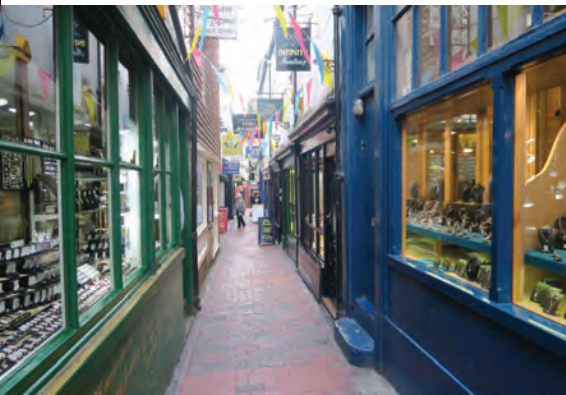
GREEN SPACES

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 MONTPELIER 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.



EDUCATION

DURING THE MID 19TH CENTURY, BRIGHTON HAD THE NICKNAME "SCHOOL TOWN".

This referred to the remarkable number of boarding, charity and church schools in the town at the time. Today, it remains a city with high educational standards, and Brighton & Hove Schools continue to achieve higher grades than the national UK average.

The school catchment around Montpelier Place is home to several high achieving primary, secondary, sixth form and private schools including Brighton & Hove Prep and High School, Brighton College and Prep, Windlesham Prep, The Montessori Place, Cardinal Newman Catholic School, Hove Park School and BHASVIC. Both Brighton and Sussex Universities are easily accessible by bus or train.



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
- Breakfast bar
- 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 and sensory key controls
- Bosch combination microwave oven
- Bosch integrated fridge
- Bosch integrated freezer
- Bosch multi-functional integrated dishwasher
- Bosch multi-functional washing machine



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
- Showers 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
- Heated towel rail, thermostatically controlled
- Integrated storage alcoves

INTERIOR FEATURES & FINISHES

- High performance insulated timber door set with multi point locking and twin weather seals
- High end Porcelanosa large profile Tanzania Silver tiling from living/dining room into open plan kitchen and hall
- Carpet to first floor living room and bedrooms
- Contemporary single panel internal doors with modern door ironmongery in a 'metallic' finish
- Contemporary styled architrave and skirting
- Private Porcelain tiled rear patio garden
- 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 & BT
- Digital TV connection



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
- 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

- Secure refuse and recycling bin storage
- Secure bicycle storage
- Secure carparking space accessed via a remote controlled electric gate
- Traditional stucco rendered external masonry facade in keeping with its presence in the Montpellier and Clifton Hill Conservation area
- Pitched mansards to upper floors are finished with a natural zinc finish

SECURITY & PEACE OF MIND

- Mains supply smoke detector to hallways, 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
- CAT6 Data outlet for future Alarm system

CGI of the Townhouses



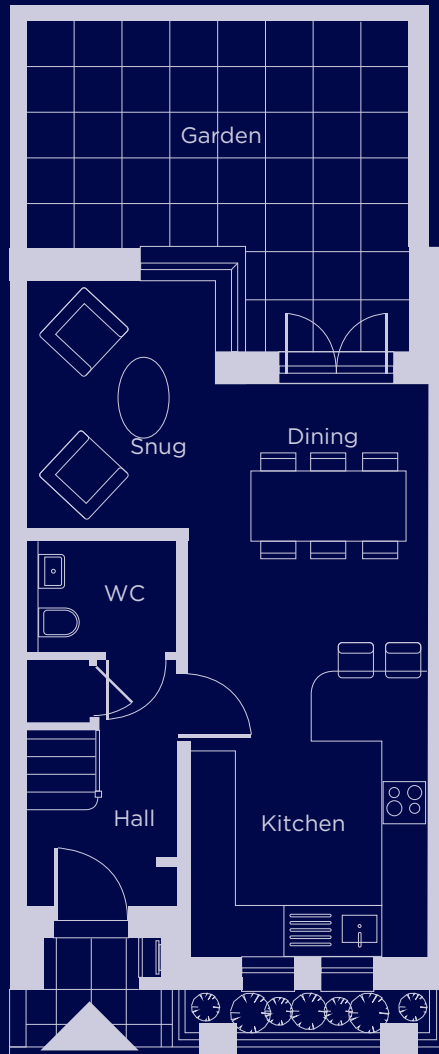




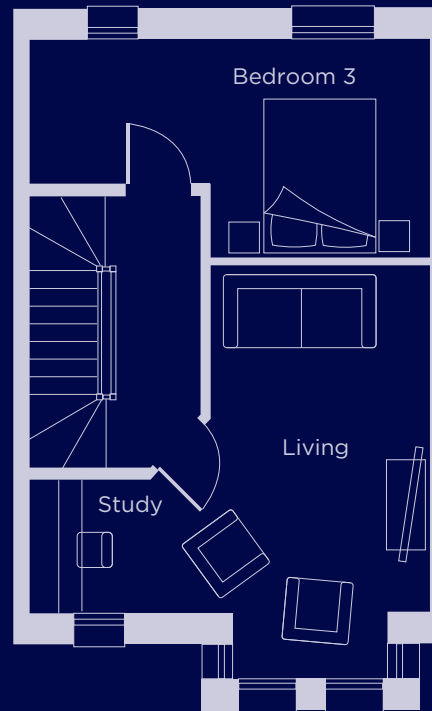
TOWNHOUSE FLOOR PLANS



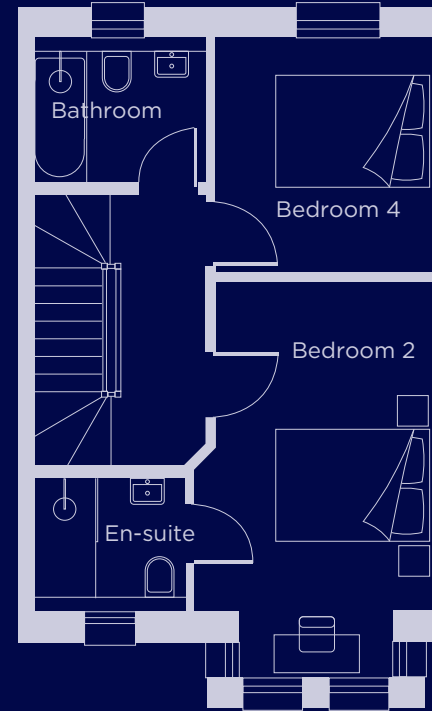
FOUR BEDROOM TOWNHOUSES
TOTAL INTERNAL AREA: 146 SQM • 1,572 SQFT



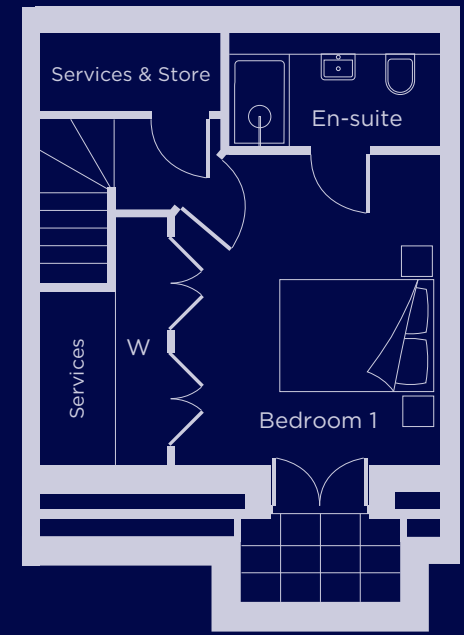
GROUND FLOOR



FIRST FLOOR

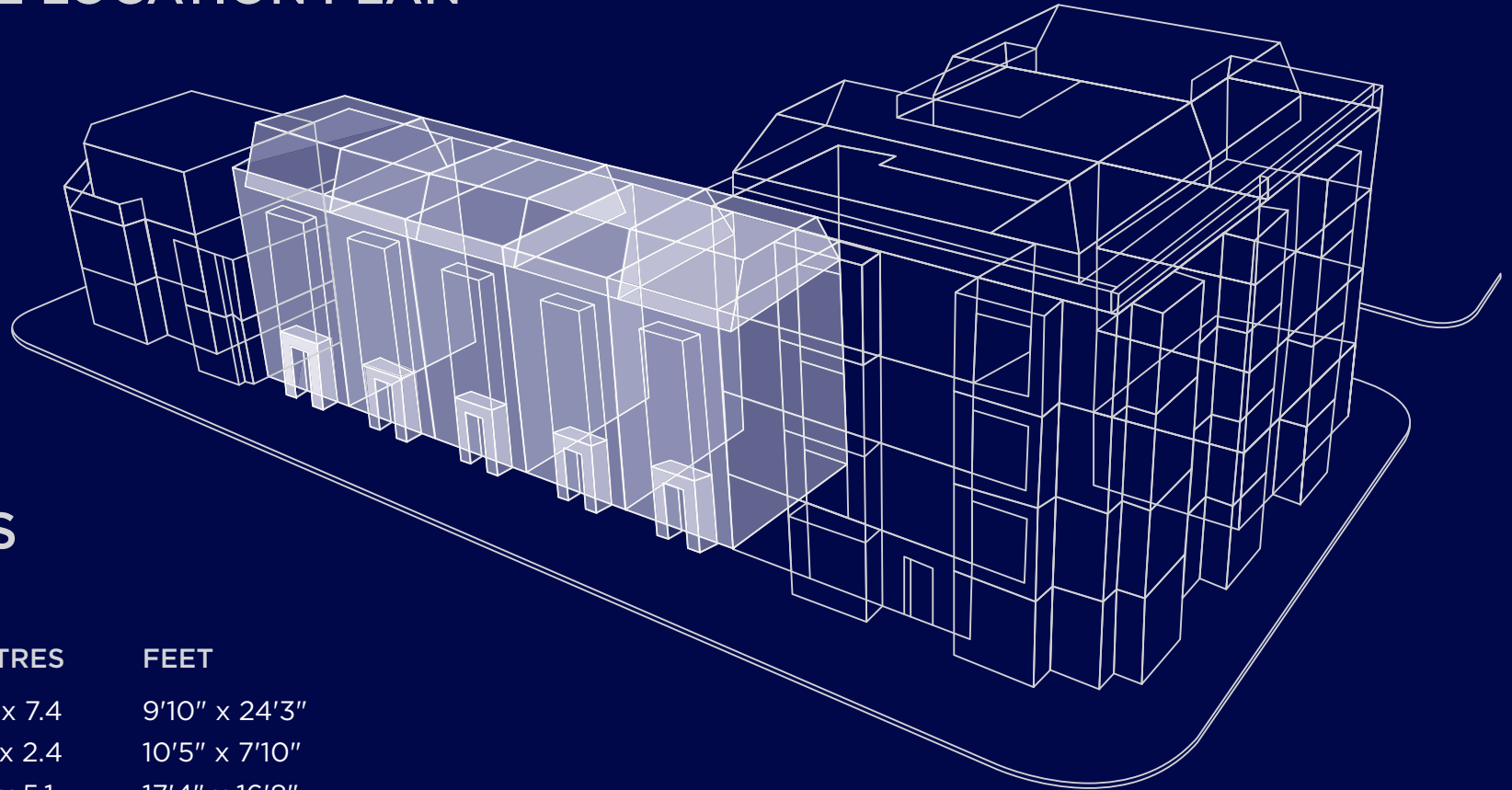


SECOND FLOOR



THIRD FLOOR

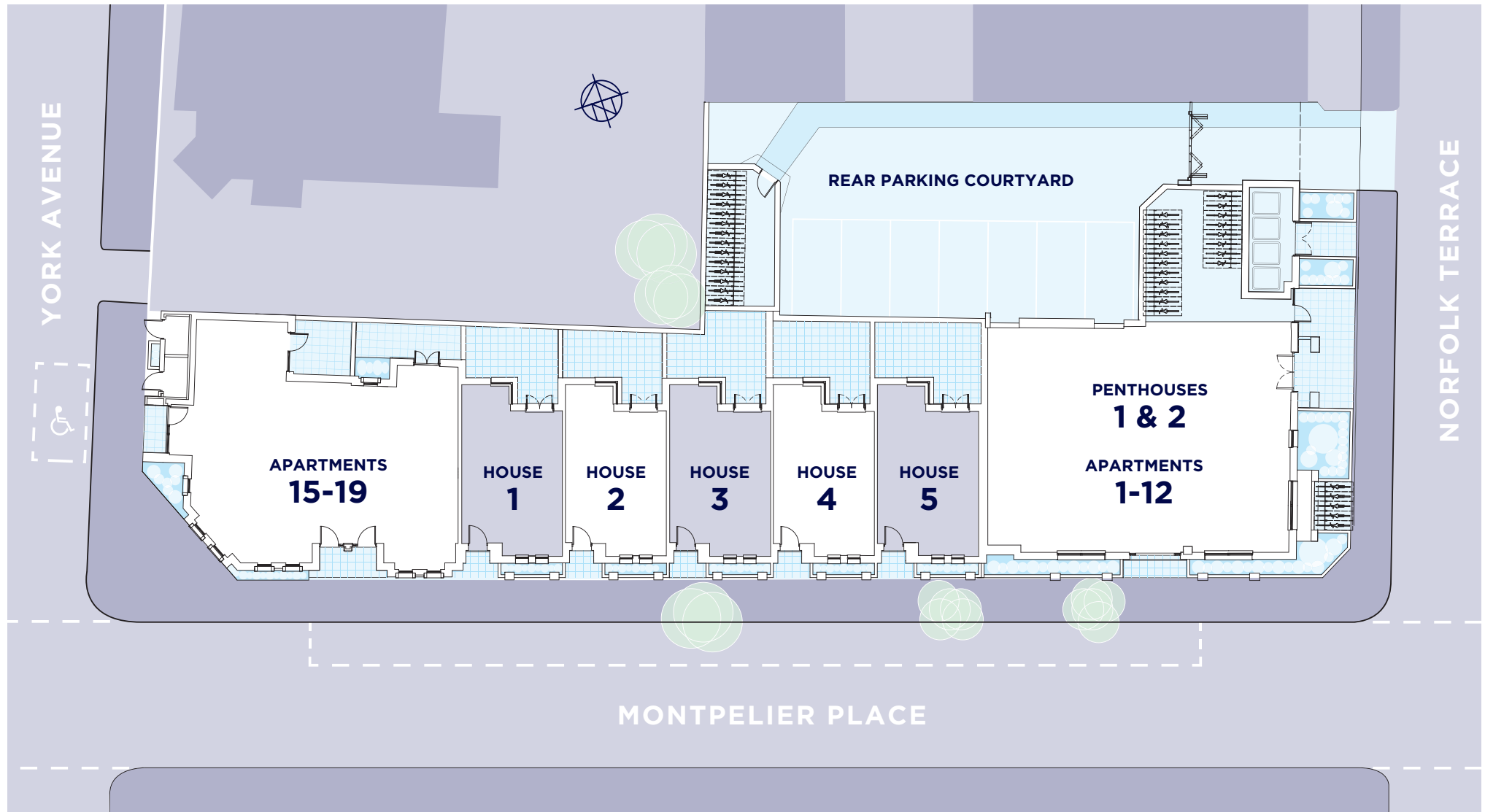
TOWNHOUSE LOCATION PLAN



ROOM SIZES

ROOM SIZES	METRES	FEET
Dining/Kitchen	3.0 x 7.4	9'10" x 24'3"
Snug	3.2 x 2.4	10'5" x 7'10"
Living	5.3 x 5.1	17'4" x 16'8"
Bedroom 1	3.4 x 4.0	11'2" x 13'1"
Bedroom 2	5.1 x 3.1	16'8" x 10'2"
Bedroom 3	2.8 x 5.1	9'2" x 16'8"
Bedroom 4	3.0 x 2.7	9'10" x 8'10"
Bathroom	1.7 x 2.3	5'6" x 7'6"
Ensuite 1	1.7 x 2.3	5'6" x 7'6"
Ensuite 2	2.6 x 1.2	8'6" x 3'11"
TOTAL	146m²	1572ft²

MONTPELIER PLACE SITE PLAN



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. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are 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 do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



VIEWING

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




OAKLEY

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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.



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