



# *Powis Grove*

Brighton, BN1 3HF

mishons

Built in 2017, this exceptional contemporary townhouse forms part of The Cliftons, an exclusive collection of just five architecturally designed homes situated within Brighton's prestigious Montpelier & Clifton Hill Conservation Area. Thoughtfully designed to complement its historic surroundings, the development combines modern architecture, environmental consciousness and high quality craftsmanship, creating a rare opportunity to enjoy contemporary living in one of the city's most sought after locations.

Arranged across four floors, the property offers beautifully balanced accommodation with three double bedrooms and three bathrooms, all presented in excellent order throughout. A defining feature of the home is the abundance of natural light that pours through each level, enhancing the contemporary design and creating bright, welcoming spaces throughout.

The lower ground floor forms the heart of the home, where a superb open plan kitchen and dining room has been designed for modern living and entertaining. Filled with natural light and offering excellent storage, this impressive space enjoys direct access to the rear garden, providing a seamless connection between inside and out. The garden itself is landscaped and easily managed, offering a private outdoor retreat without the burden of extensive upkeep.

Occupying the entire first floor is a magnificent full width living room, an elegant and versatile space that enjoys a wonderful sense of volume and light. The upper floors are dedicated to the bedroom accommodation, including a superb principal suite complete with a private balcony, from which sea views and coastal glimpses can be enjoyed.

One of the property's most valuable attributes is its secure off-street parking, an exceptionally rare luxury in this part of central Brighton and a feature that significantly enhances day to day living. Few homes within the Montpelier & Clifton Hill Conservation Area can offer the convenience and peace of mind of private parking, particularly in such a central position.

The location is equally impressive. Situated just moments from Brighton city centre, residents can enjoy immediate access to an array of independent cafés, restaurants, shops and cultural attractions. Brighton seafront is within easy walking distance, while Brighton Mainline Station is also close by, providing excellent connections to London and beyond, making the property ideally suited for both commuters and those seeking a vibrant coastal lifestyle.

Combining the benefits of a modern, energy efficient home with an enviable central location, secure parking, outside space and sea views, this outstanding townhouse represents a unique opportunity to acquire a contemporary home in one of Brighton's most desirable neighbourhoods.

 **Guide Price** £1,400,000

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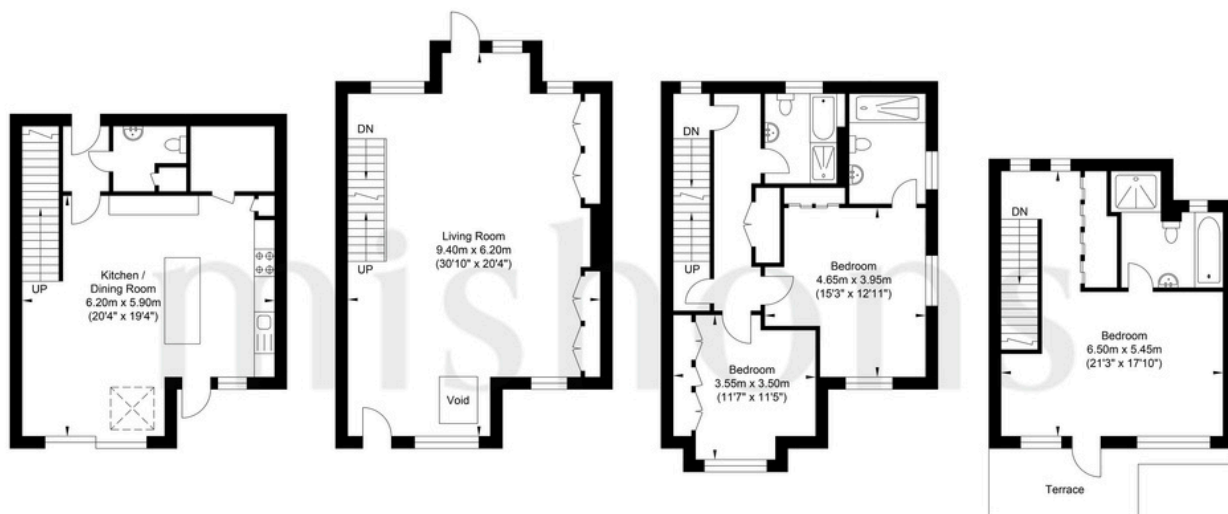


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TOTAL FLOOR AREA:  
1902.19 sq. ft. (176.72 sq. m.) approx

## Powis Grove, Brighton



Lower Ground Floor  
Approximate Floor Area  
465.10 sq ft  
(43.21 sq m)

Ground Floor  
Approximate Floor Area  
541.74 sq ft  
(50.33 sq m)

First Floor  
Approximate Floor Area  
530.55 sq ft  
(49.29 sq m)

Second Floor  
Approximate Floor Area  
364.78 sq ft  
(33.89 sq m)



Approximate Gross Internal Area = 176.72 sq m / 1902.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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3. All Measurements are approximate.



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