



Powis Villas

Brighton, BN1 3HD

mishons

One of the very few detached Grade II listed family homes within the Montpelier & Clifton Hill Conservation Area, complete with a rare full size garage.

Occupying a prime position within the highly regarded Montpelier & Clifton Hill Conservation Area, No. 3 Powis Villas is an exceptional Grade II listed detached Victorian villa that seamlessly combines architectural heritage with contemporary family living. Forming part of one of Brighton's most distinguished residential addresses, the property enjoys a rare sense of privacy and tranquillity while remaining just moments from the city centre, Brighton Station and the vibrant shops, restaurants and cultural attractions that define life in Brighton and Hove.

As one of only a handful of detached houses in the immediate area, and with the added benefit of a full size garage capable of accommodating a modern SUV, this home occupies an exceptionally rare position within central Brighton. Meticulously restored and thoughtfully enhanced by the current owners, the house retains its elegant period character while offering all the comfort, style and practicality expected of modern living.

Arranged over four floors and extending to almost 4,000 sq ft, the accommodation has been carefully designed to suit every stage of family life. Three beautifully proportioned reception rooms provide a perfect balance of formal entertaining and family living, while the stunning kitchen and dining room forms the heart of the home, opening directly onto the landscaped garden. The house offers five generous bedrooms, including a superb principal suite, complemented by three elegantly appointed bathrooms with underfloor heating, together with a highly versatile top floor that can be adapted to suit a variety of uses.

Outside, the property continues to impress. The landscaped rear garden provides a wonderfully private setting for entertaining and relaxation, while a private roof terrace enjoys elevated views towards the sea. Extensive storage is available via both a substantial cellar and large loft space, adding further practicality to an already impressive home.

Combining period elegance, generous proportions, five bedroom accommodation, exceptional outside space and the rare advantage of a full size garage and secure parking, No. 3 Powis Villas represents a unique opportunity to acquire one of Brighton and Hove's finest family homes in one of the city's most sought after locations.

 **Guide Price** **£2,500,000**

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History & Setting:

Hidden within one of Brighton's most architecturally distinguished enclaves, Powis Villas forms part of an exceptional collection of Grade II listed Victorian villas. The Montpelier & Clifton Hill Conservation Area remains one of the city's most quietly prestigious addresses, admired for its architectural significance, mature surroundings and remarkable sense of tranquillity, all just moments from the energy and culture of central Brighton.

Reception Rooms:

The ground floor unfolds from a generous entrance hall, where herringbone oak flooring flows throughout much of this level. To the front, the principal reception room is bathed in natural light from a tall south facing bay window, creating an elegant yet peaceful setting for everyday living. Adjacent is a second reception room, currently arranged as a cinema room and family snug. Complete with an integrated Bowers & Wilkins 5.1 surround sound system, it provides a warm and inviting retreat for relaxed evenings at home.

Kitchen and Dining:

At the heart of the house lies a superb kitchen and dining space. The dining area is wonderfully proportioned and enjoys beautiful morning light, making it an inviting setting for both everyday family meals and larger gatherings. A few steps lead down to the contemporary kitchen, centred around a substantial island, complemented by extensive worktop space with Miele and Bosch integrated appliances and bespoke cabinetry. Concealed behind discreet joinery is a generous utility room, ensuring the practical elements of family life remain effortlessly hidden. French doors open directly onto the garden, creating a seamless connection between inside and out. A shower room completes the ground floor.

Garage & Parking:

A particularly rare feature for such a central Brighton location, the property benefits from a full size garage capable of accommodating a modern SUV. Combined with its detached setting, this significantly enhances both the practicality and rarity of the home.



Bedrooms & Bathrooms:

The first floor is centred around a spacious landing illuminated by two elegant arched windows and offers two substantial double bedrooms. These are served by a beautifully presented family bathroom featuring both a bath and separate shower, together with underfloor heating, while a separate WC provides additional convenience.

The principal suite occupies a commanding position at the front of the house and benefits from an ensuite bathroom that enjoys some of the finest views within the property. A further double bedroom provides excellent accommodation for family or guests.

Top Floor & Roof Terrace:

The top floor offers exceptional flexibility and is currently arranged as a home office and gym. Equally suited as an additional bedroom suite, studio or recreational space, it enjoys direct access to a private roof terrace. A wonderful suntrap throughout the day, it offers an unexpected retreat from which to enjoy views towards the sea.

Garden & Outside Space:

The landscaped rear garden has been beautifully maintained and mirrors the refined aesthetic found throughout the house. A lawn is framed by mature Elaeagnus, Yew, Buxus and evergreen Jasmine planting, creating a strong sense of privacy and enclosure. Separate areas for dining and relaxation make it perfectly suited to entertaining throughout the warmer months, while access to the rear of the garage further enhances its practicality.

Storage:

Storage is exceptionally well catered for. In addition to a large loft, the property benefits from a substantial cellar extending beneath much of the house, providing extensive and easily accessible storage space.

Location:

Powis Villas is one of Brighton's most sought after residential addresses. Set within the prestigious Montpelier & Clifton Hill Conservation Area, the house enjoys a rare sense of peace and seclusion while remaining moments from the city centre, Brighton Station and the independent shops, restaurants and cultural attractions that define city living. Direct rail services to London are available from Brighton Station, just a short walk away.







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TOTAL FLOOR AREA:
 3871.34 sq. ft. (359.66 sq. m.) approx

Powis Villas, Brighton



Approximate Gross Internal Area (Including Garage / Roof Terrace) = 281.42 sq m / 3029.18 sq ft
 Approximate Gross Internal Area (Including Garage / Roof Terrace / Loft) = 359.66 sq m / 3871.34 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.





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Whatever you're looking for...
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✉ harry@mishons.com

☎ 07495 69 51 20

94 Church Road, Hove, BN3 2EB

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