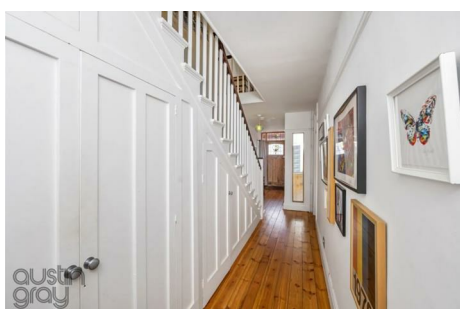


austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



24 Montefiore Road

Hove, BN3 6EP

Guide price £1,100,000 - £1,200,000

A well-presented, five bedroom, semi-detached, family house in a popular and convenient location close to the Seven Dials and within an easy walk to Brighton mainline station.

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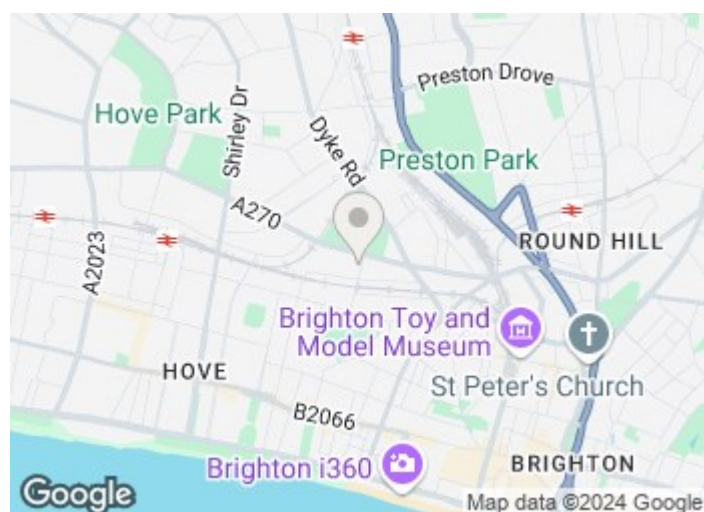


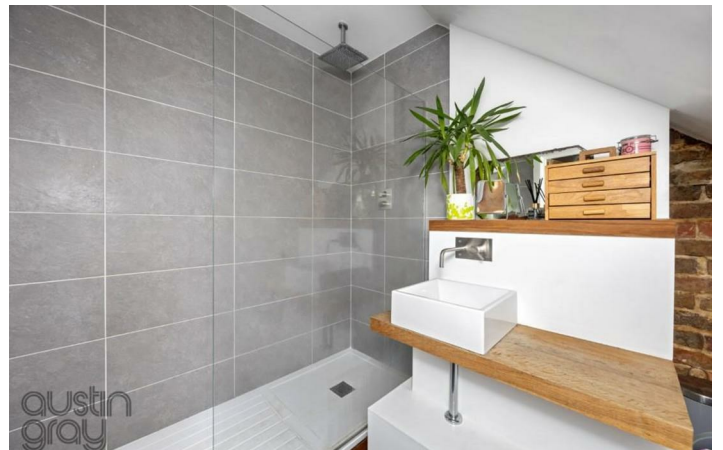
Montefiore Road lies between Davigdor Road and Old Shoreham Road, within a short walk of the popular Seven dials where a bohemian style cafe and restaurant culture can be found as well as various amenities including supermarket, deli, bakery and a hardware store. Both Brighton and Hove mainline stations are easily accessible providing North bound commuter links with London as well as East/Westbound connections, whilst the seafront and promenade are a short stroll away. St Ann's Well Gardens with its green open spaces and recreational facilities is nearby and schools catering for all age groups are well represented throughout the city.

The front door opens into a spacious entrance hallway with stripped and polished wooden floors throughout the ground floor and ample under stairs storage. The bright sitting room at the front has an original fireplace with a fitted log burner. The kitchen/dining room is behind with plenty of cupboard and drawer storage, range cooker and space for fridge/freezer. A door out to the side complete with dog flap leads both to the front and back. A cloakroom is located at the rear. A second reception room at the rear faces west and overlooks the pretty, low maintenance, courtyard style garden which has a magnificent Magnolia tree.

On the first floor are four bedrooms, family bathroom/WC and a useful utility/linen cupboard with space and plumbing for a washing machine. Stripped and polished wooden floors continue throughout on this floor. On the top floor is the bright and spacious master suite with a vaulted ceiling and feature exposed brick wall with en-suite shower room/WC. There is eaves storage both at the back and front of the room, ideal for storing suitcases and Christmas decorations.

In summary, this is a lovely, family home offering spacious and versatile accommodation to suit today's modern family together with a west facing rear garden, an ideal place to enjoy al fresco dining in the warmer months.





Floor Plan

MONTEFIORE ROAD



Approximate Floor Area
 879.62 sq ft
 (81.72 sq m)

Approximate Floor Area
 834.52 sq ft
 (77.53 sq m)

Approximate Floor Area
 424.42 sq ft
 (39.43 sq m)

Approximate Gross Internal Area = 198.68 sq m / 2138.56 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.
 © Austin Gray

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax
 Band: E**

Energy Efficiency Rating		Current	Potential
102-120 kWh/m ² (A)	101-120 kWh/m ² (B)	70	77
81-100 kWh/m ² (C)	61-80 kWh/m ² (D)		
61-80 kWh/m ² (E)	41-60 kWh/m ² (F)		
41-60 kWh/m ² (F)	21-40 kWh/m ² (G)		
21-40 kWh/m ² (G)	1-20 kWh/m ² (G)		

Full energy efficient - lower running costs
 Full energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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