



## Russell House, Montefiore Road, Hove, BN3 1RD

£2,100 Per month

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# Flat 5 Russell House, 6 Montefiore Road, Hove, BN3 1RD

## £2,100 Per month

STUNNING THREE BEDROOM APARTMENT WITH TWO BATHROOMS, BALCONY AND OFF STREET PARKING. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS PROPERTY -

Nestled in the charming Montefiore Road, Hove, this sleek modern apartment is a true gem waiting to be discovered. Boasting a large open-plan reception room, 3 bedrooms, and 2 bathrooms, this purpose-built flat offers a perfect blend of style and comfort.

Step inside this immaculate property built in 2016, and you'll be greeted by a spacious lounge/kitchen area that opens up to a full-width balcony, perfect for enjoying your morning coffee or hosting intimate gatherings with friends and family.

Convenience is key with this property, as it is conveniently located close to the vibrant Seven Dials and the picturesque St. Anne's Well Gardens, offering you the best of both worlds - urban excitement and natural beauty right at your doorstep.

This apartment provides ample room for you to relax and unwind. Additionally, the private parking space ensures that you never have to worry about finding a spot after a long day out.

If you are looking for a modern, well-maintained property in a prime location, then look no further. This apartment is the epitome of contemporary living in Hove.

### Spacious L-Shaped Entrance Hall

Wooden flooring, radiator. Useful built in storage cupboard housing combination boiler.

### Open-Plan Lounge & Kitchen

A fantastic spacious open living room incorporating a bright airy lounge area and an adjacent modern white Hi-Gloss fitted kitchen. Wall and base units provide cupboards, drawers and grey composite working surfaces. Integrated appliances include hob, oven, microwave, fridge-freezer, dishwasher and washing machine / dryer. Wooden flooring and 2 sets of double glazed casement doors providing access to-

### Balcony

The balcony runs the full-width of the lounge with an open aspect / view along Addison Road. There is ample space for a table and chairs.

### Bedroom One

A bright spacious double bedroom with an open Westerly aspect. Comprehensive range of built in bedroom furniture / wardrobes.

### En-Suite Shower Room

Modern contemporary styled fittings to include oversized shower enclosure with shower. Wash hand basin and WC. Medicine cabinet, ceramic tiled walls and floor. Heated towel rail.

### Bedroom Two

Spacious double bedroom with bright double aspect.

### Bedroom Three / Study

This room is perfect as a small / occasional bedroom or as a study / office. Ideal for those WFH.

### Family Bathroom

Luxury contemporary styled bathroom- white suite comprising- Bath with shower over. Wash hand basin and wall hung WC. Ceramic tiled walls and floor, heated towel rail and medicine cabinet.

### Private Car Parking Space

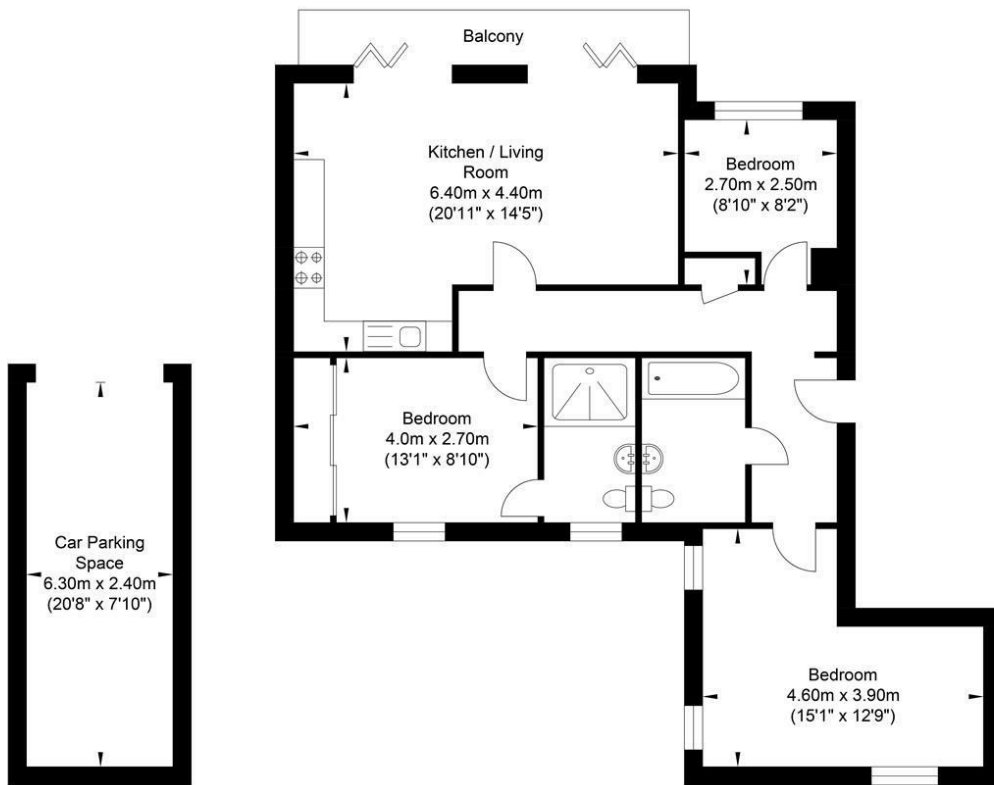
Situated under the block and approached directly from Montefiore Road which could accommodate 2 cars



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Car Parking Space  
Approximate Floor Area  
162.75 sq ft  
(15.12 sq m)

First Floor  
Approximate Floor Area  
827.09 sq ft  
(76.84 sq m)

Approximate Gross Internal Area (Excluding Car Parking Space) = 76.84 sq m / 827.09 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

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.