



## 3 MONTEFIORE ROAD HOVE, BN3 1RD

£350,000  
LEASEHOLD

Superb top floor apartment. This fantastic apartment benefits from plenty of light, storage and good sized rooms all combining to create a real sense of space throughout. The spacious accommodation comprises; three double bedrooms, large multi aspect lounge diner, separate kitchen and bathroom. Additional benefits include no onward chain along with a newly extended lease.

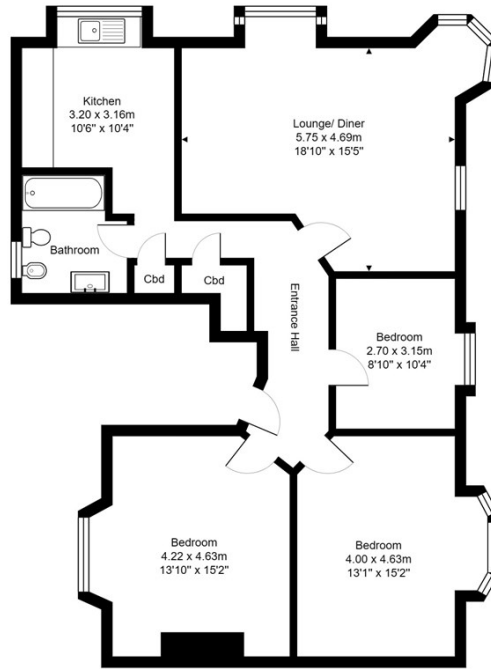
This extremely popular location is just west of the Seven Dials, and a short walk from St Ann's Well Gardens. Both Brighton & Hove Stations are equal distance offering great access in to London. Western Road and the seafront are only a 10 minute walk and the number 7 bus offers regular service into the city centre.

# Nicholas James

SALES LETTINGS AUCTIONS







St Annes Mansions, Montefiore Road

Total Area: 98.7 m<sup>2</sup> ... 1062 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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>		
(55-68) <b>D</b>	64	69
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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