

# 32 Montefiore Road

Hove, BN3 6EP

**Guide price £460,000**

The property is accessed via its own private entrance, with stairs rising to the first floor. The landing immediately sets the tone, featuring attractive stained glass windows, timber detailing and a bright, open feel. The apartment itself is arranged across the first floor and offers a practical layout, with well balanced accommodation and generous room sizes throughout.

To the front, there are two excellent double bedrooms, both enjoying attractive bay windows and plenty of natural light. The principal bedroom is particularly spacious, while the second double bedroom also provides a very comfortable sleeping space. A third bedroom sits to the rear, making an ideal guest room, nursery or home office.

The living room is a bright and comfortable space, positioned to the rear of the building with a pleasant outlook and good proportions for both relaxing and entertaining. The separate kitchen sits nearby and is fitted with modern gloss units, wooden worktops, integrated appliances and a large roof lantern, bringing in excellent natural light.

The bathroom is fitted with a bath and overhead shower, complemented by a separate WC, adding further practicality to the layout.

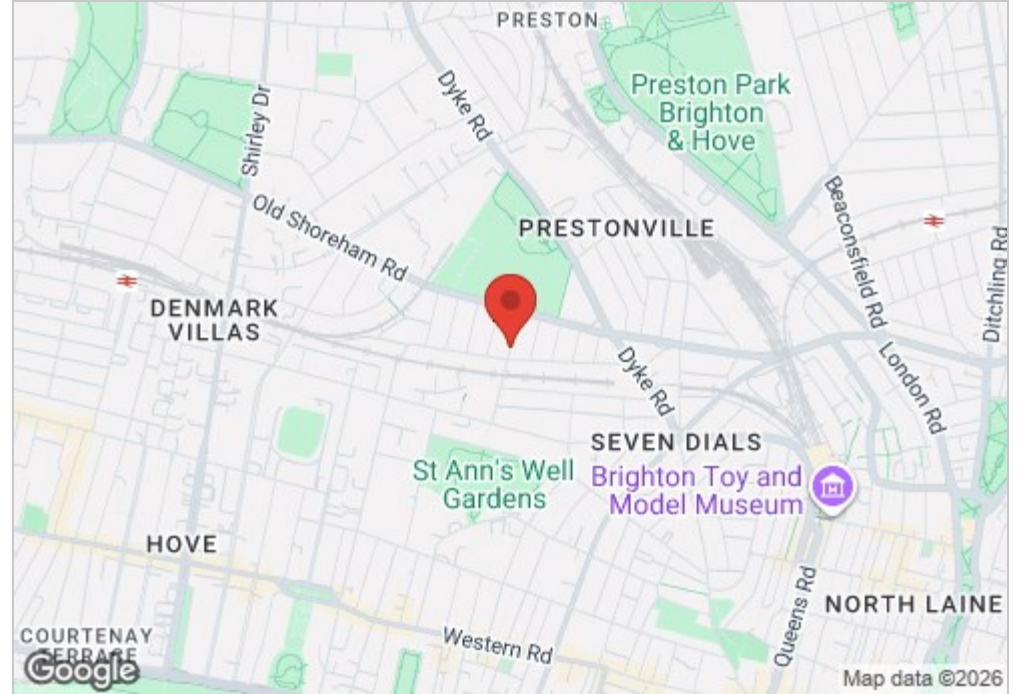
A standout feature of the property is the access to the loft space, which leads out onto a flat roof area. Subject to the necessary consents, this offers exciting potential to create an impressive roof terrace, making the most of the building's position and adding significant lifestyle appeal.

The property is offered with a share of freehold on a 50/50 split with the ground floor flat. Service charges are arranged on an as and when basis, providing a simple and flexible approach to maintenance.

Montefiore Road is ideally located for access to Hove Station, Seven Dials, Church Road, local schools, cafés, parks and the seafront, making this a highly convenient address for those wanting space, character and central Hove living.

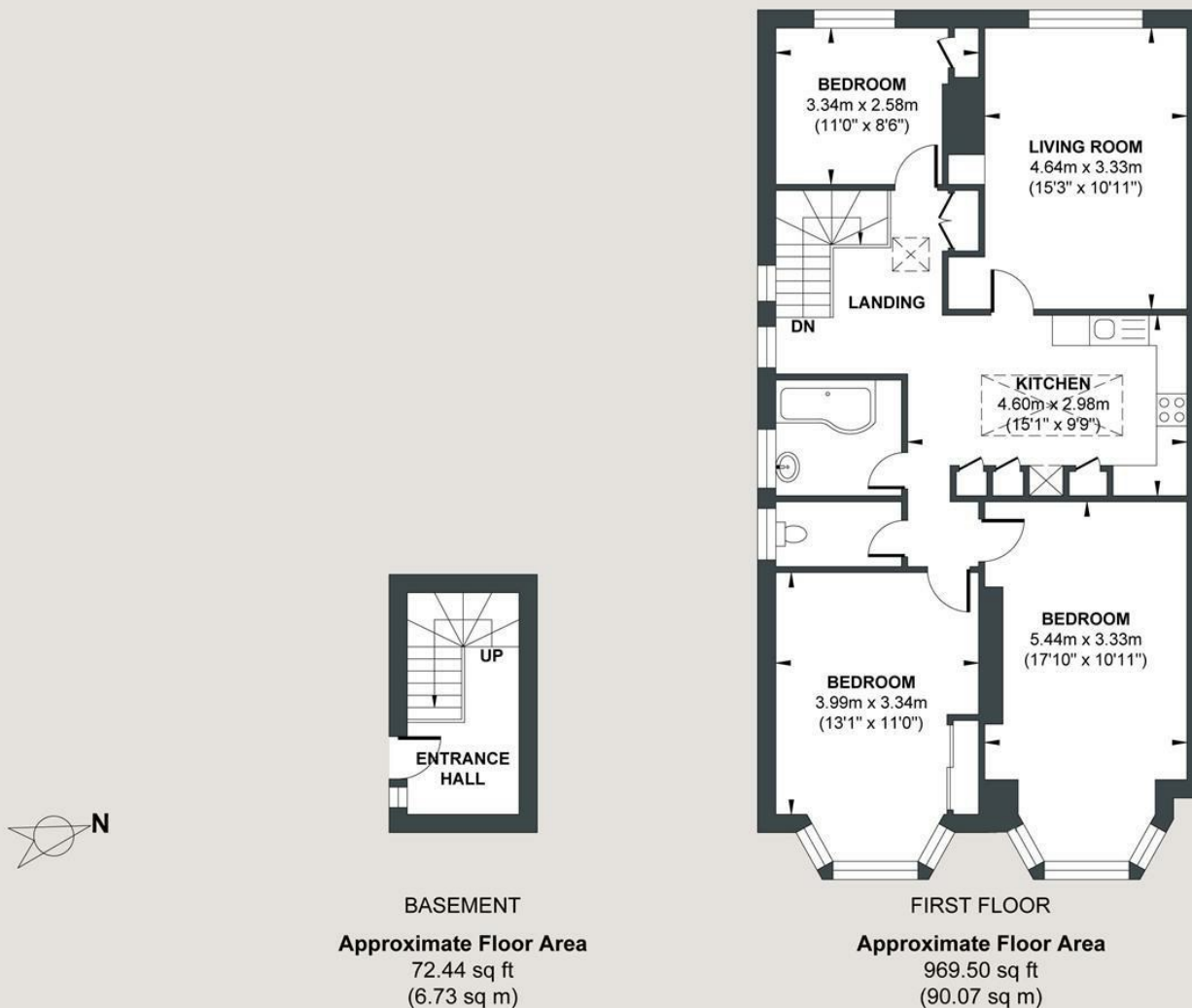
- Three bedroom first floor apartment
- Share of freehold, 50/50 split with the ground floor flat
- Lovely stained glass double-glazed windows on the landing
- Modern kitchen with roof lantern
- Loft access leading to a flat roof area
- Over 1,000 sq ft of internal accommodation
- Attractive red brick period building
- Modern gas combination boiler providing heating and hot water
- Bathroom plus separate WC
- Potential to create a superb roof terrace, subject to consents

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MONTEFIORE ROAD

Approx. Gross Internal Floor Area = 96.80 sq m / 1041.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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