



32 Montefiore Road
Hove, BN3 6EP

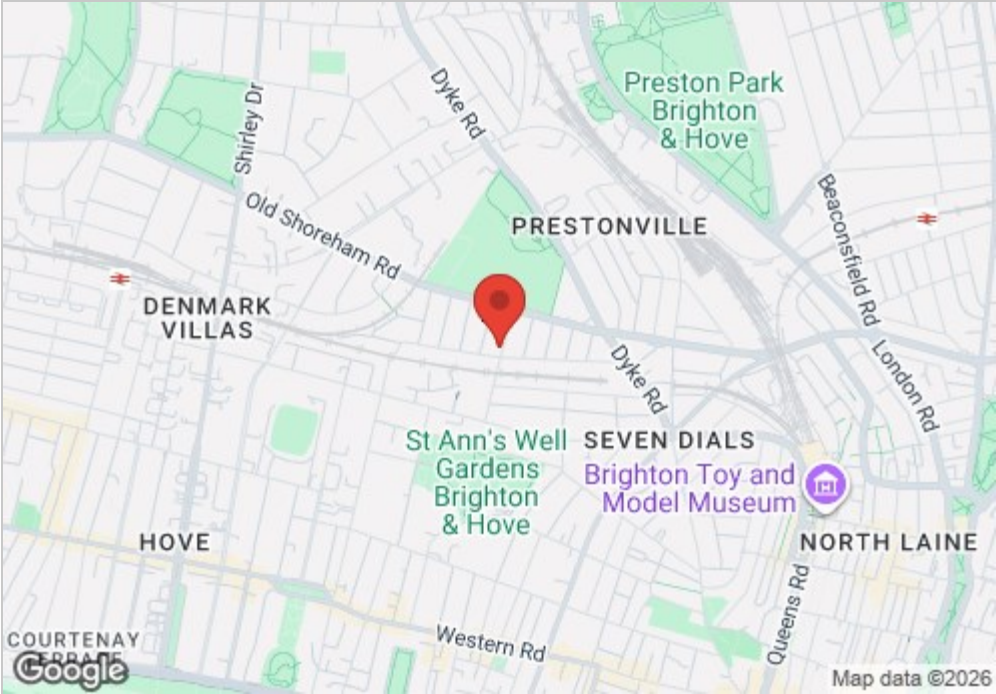
Guide price £500,000

****Guide Price £500,000 to £550,000**
This stunning two-bedroom ground-floor mansion apartment spans an impressive 862 sq. ft., offering beautifully presented living space with its own private street entrance and a sun-drenched west-facing garden. Situated in the heart of Seven Dials, this home enjoys a prime location just a short stroll from independent coffee shops, trendy restaurants, and mainline train stations, making it perfect for city living.



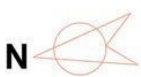
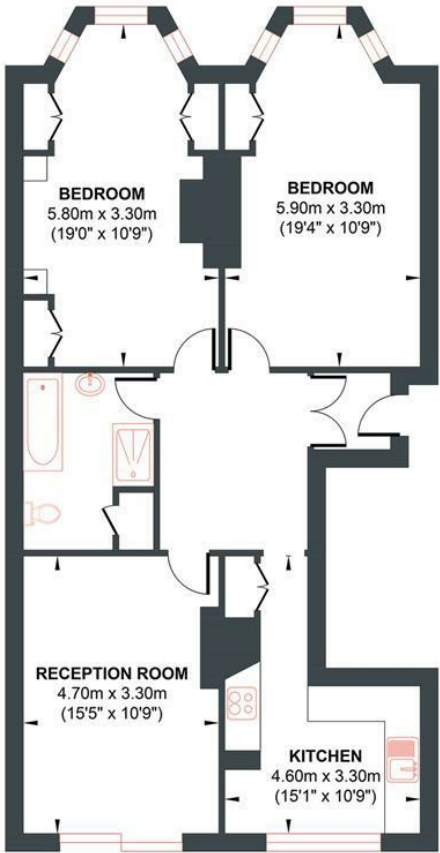
- Two Double Bedrooms
 - West Facing Rear Garden
 - Fully Fitted Separate Kitchen
 - Large Bathroom
 - Desirable Seven Dials Area
- Private Street Entrance
 - Share Of Freehold
 - West Facing Living Room
 - Short Walk To Shops & Train Station
 - Guide Price £550,000 to £600,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	21	
England & Wales		
EU Directive 2002/91/EC		



MONTEFIORE ROAD

Approx. Gross Internal Floor Area 80.12 sq m / 862.40 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
862.40 sq ft
(80.12 sq m)

