



59 Montefiore Road

Hove, BN3 6EP

Offers In The Region Of £1,000,000



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Situated between Davigdor Road and Old Shoreham Road, Montefiore Road enjoys a highly sought-after location within easy reach of the vibrant Seven Dials district, renowned for its eclectic mix of cafés, restaurants and independent shops. Local amenities include a supermarket, deli, bakery and hardware store, all within walking distance.

Both Brighton and Hove mainline railway stations are conveniently accessible, providing excellent commuter links to London and connections across the South Coast. The seafront and promenade are also just a short stroll away, offering easy access to the city's renowned beachfront lifestyle.

Nearby St Ann's Well Gardens provides attractive green open spaces and recreational facilities, while the area is well served by highly regarded schools catering for all age groups throughout the city.

- Four bedroom family home measuring 166 sq mtrs / 1791 sq ft
- Two Reception Rooms
- Fitted Kitchen / Breakfast Room
- Utility Room & Two Cloakrooms
- Family Bathroom
- Convenient Storeroom with Own Entrance
- Walled Rear Garden
- Epc Rating D
- Council Tax Band E





This attractive four-bedroom family home is arranged over two floors and offers spacious accommodation extending to approximately 166 sq mtrs / 1791 sq ft. Accessed via an entrance vestibule leading into an L-shaped hallway, the property features a central staircase rising to the first floor, together with a useful front storeroom with its own separate entrance.

To the front of the property, the bay-fronted living room provides a welcoming reception space, complete with a fitted log burner. To the rear, the dining room overlooks and opens directly onto the garden, creating an ideal setting for family living and entertaining. The well-appointed kitchen is fitted with integrated appliances and leads through to a bright breakfast room beneath a semi-pitched glass roof, with doors opening onto the rear terrace and garden. A separate utility room and cloakroom complete the ground floor accommodation.

The first floor comprises four bedrooms, a family bathroom and separate cloakroom. One of the bedrooms benefits from an adjoining room, perfectly suited as a study, nursery or dressing room. An extensive loft space offers excellent potential for further accommodation, subject to the necessary consents (SNPP).

Externally, the property enjoys a small walled front garden, while to the rear a large, paved terrace leads onto an enclosed walled garden.

Offered to the market in good order throughout, early viewing is highly recommended.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Viewing

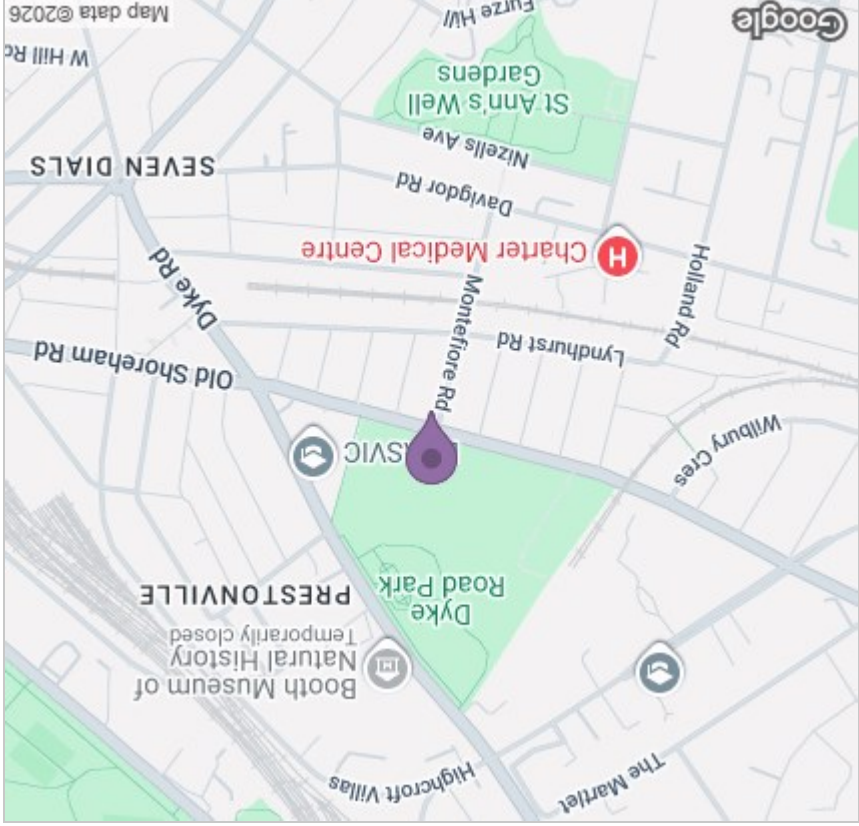
Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
79	61

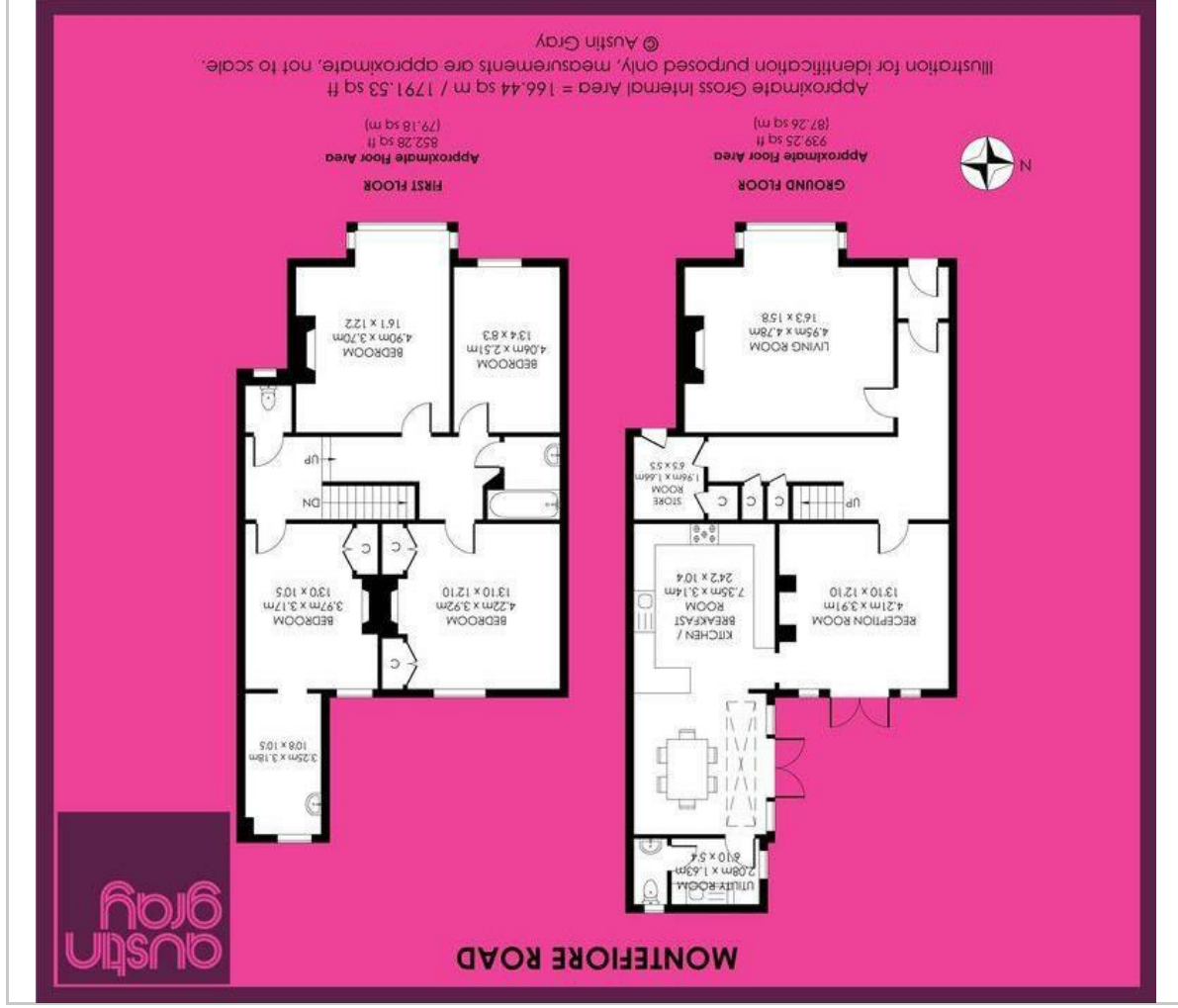
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Not energy efficient - lower running costs
 A (61-91)
 B (55-60)
 C (49-54)
 D (44-48)
 E (39-43)
 F (34-38)
 G (29-33)
 Not energy efficient - higher running costs
 EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map



Floor Plan