



57 Montefiore Road Hove, BN3 6EP

A substantial red-brick family home offered in excellent order throughout, having been significantly improved and enlarged by the current owner whilst retaining its character and charm. Just a stone's throw away from the cafes, bars and restaurants at Seven Dials, and within easy walking distance of both Hove and Brighton mainline train stations, this property is a rare find. 5 bedrooms and 3 bathrooms span three floors of accommodation measuring 2069 sq.ft / 192 sq. mtrs., whilst a beautiful open plan kitchen / dining / family room overlooks and leads out into the landscaped rear garden. NO CHAIN.

£1,250,000

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This substantial bay-fronted Brighton villa is approached by a classic Victorian tiled pathway, which leads up to the covered entrance and front door fitted with original brass fittings (door step, letterbox, doorbell). Stepping inside the spacious hallway with wooden flooring and stained-glass windowed internal door, the high ceilings and generous dimensions continue throughout, giving a feeling of space, light and comfort.

The main living room is bay-fronted, boasting three-metre-high ceilings, double-glazed sash-windows, Rockett St George chinoiserie wallpaper and a Yeoman wood-burner. The original features – cornicing, architraves etc - are complemented by sympathetically designed, fitted-cupboards plus log-box.

The staircase straddles the hallway in landscape mode, adding to the feeling of grandeur in this lovely family home. A cloakroom has been discreetly installed in the space under the stairs adjacent to storage cupboard. To your left is the second entrance to the property approached by a side pathway, perfect for storing bikes, bins etc. A shower has been installed under the side porch with hot and cold running water over a butlers sink – ideal for washing mucky paws!

Sitting at the rear of the house, overlooking the landscaped garden is the second reception room and open plan kitchen plus dining room. This is really the heart of this stunning home, all three rooms wrapped around the central chimney breast with high ceilings and generous proportions throughout. A large, triple-glazed glass atrium and bi-folding doors across the width of the kitchen allow an abundance of natural light into this extended and beautifully fitted space. The kitchen has under-floor heating and boasts a wealth of integrated appliances – butler sink with Quooker tap plus filtered drinking water, wine cooler, soft-closing drawers, concealed vegetable racks and recycling storage. The under-floor heating continues under the adjacent shower room with WC and utility space, leading out onto the patio and garden beyond.

On the first floor are four double bedrooms. The master bedroom is bay-fronted with original fireplace and built-in floor-to-ceiling wardrobes. The second bedroom at the rear of the house is currently used as an office and has original fireplace plus fitted wardrobe. The third bedroom, overlooking the garden has fully fitted wardrobes and the fourth room is a generous-sized double also.

The converted loft space now provides a spacious dual-aspect double bedroom with sea views out to Worthing, a Juliet balcony and two Velux windows allowing plenty of light into this charming space. The bedroom sits alongside a spacious second bathroom with freestanding claw-footed roll-top bath, heated towel-rail and access to eaves storage.

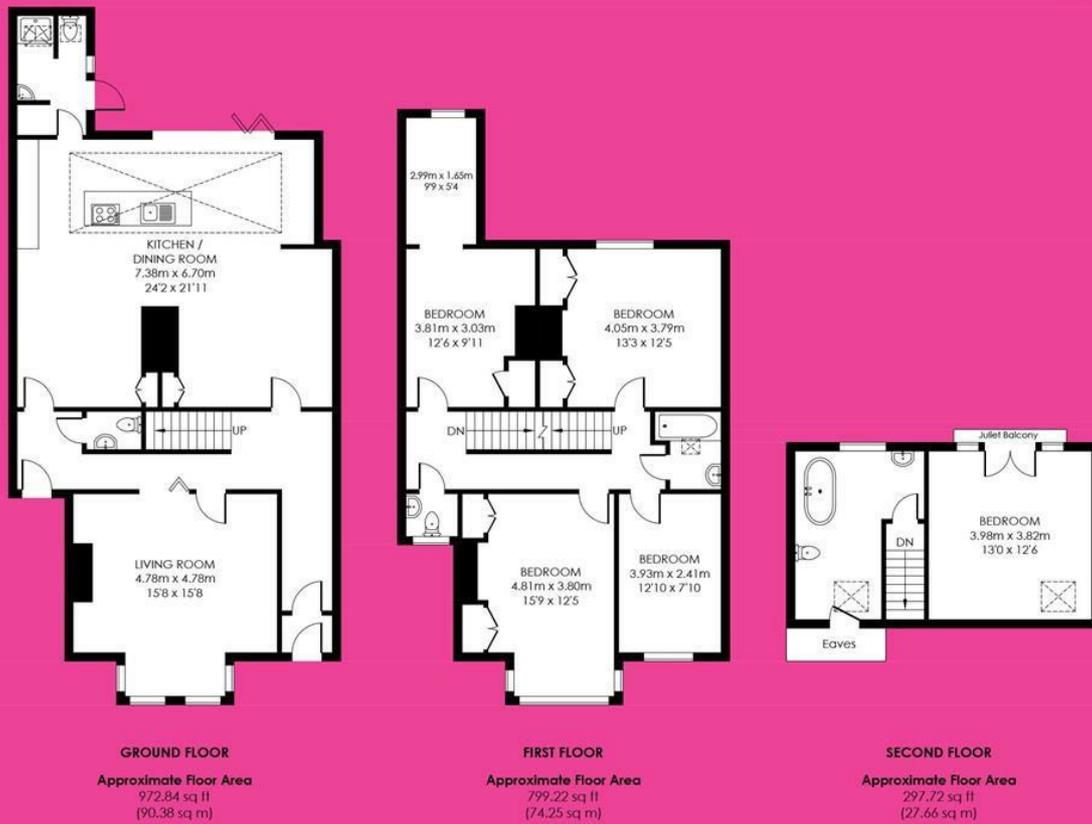
The ceiling space in the entire front leg of the building is still used as an attic and provides significant room for storage or the potential to extend further STPP. A fitted loft ladder allows easy access. The attic is fully insulated and boarded out.

To the rear of the property is a private, fully-enclosed garden hosting apple, olive and oak trees plus honeysuckle, jasmine, roses and wisteria to name but a few. The space consists of a dwarf-walled terrace leading onto a lawn garden plus a raised deck complete with its own bespoke-built wood oven. Both security and ambient exterior lights have been installed along with external power sockets for your convenience.



Floor Plan

MONTEFIORE ROAD



Approximate Gross Internal Area = 192.29 sq m / 2069.78 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band: E

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 102-150 | A | | 86 |
| 81-101 | B | | |
| 69-80 | C | 74 | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Full energy efficient - lower running costs
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