



59 Montefiore Road

Hove, BN3 6EP

Offers In The Region Of £1,000,000



59 Montefiore Road

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.



MONTFLORE ROAD

GROUND FLOOR
Approximate Floor Area = 939.25 sq ft (87.26 sq m)
Approximate Gross Internal Area = 166.44 sq m / 1791.53 sq ft

FIRST FLOOR
Approximate Floor Area = 852.28 sq ft (79.18 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating																	
Very energy efficient - lower running costs	<table border="1"> <caption>Energy Efficiency Rating Data for England & Wales</caption> <thead> <tr> <th>Rating</th> <th>Percentage of Properties</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18.9%</td> </tr> <tr> <td>B</td> <td>13.0%</td> </tr> <tr> <td>C</td> <td>16.4%</td> </tr> <tr> <td>D</td> <td>19.4%</td> </tr> <tr> <td>E</td> <td>23.5%</td> </tr> <tr> <td>F</td> <td>12.1%</td> </tr> <tr> <td>G</td> <td>17.2%</td> </tr> </tbody> </table>	Rating	Percentage of Properties	A	18.9%	B	13.0%	C	16.4%	D	19.4%	E	23.5%	F	12.1%	G	17.2%
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Current	61																
Potential	79																

A Google Map of Preston, Lancashire, showing the location of the Preston Museum of Natural History. The museum is marked with a purple teardrop icon at the intersection of Dyke Rd and Montefiore Rd. Other landmarks include Booth Museum of Natural History, Dyke Road Park, Charter Medical Centre, and St Ann's Well Gardens. Roads shown include Dyke Rd, Montefiore Rd, Old Shoreham Rd, and Highcroft Villas.

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