

32 Montefiore Road

Hove, BN3 6EP

Guide price £500,000

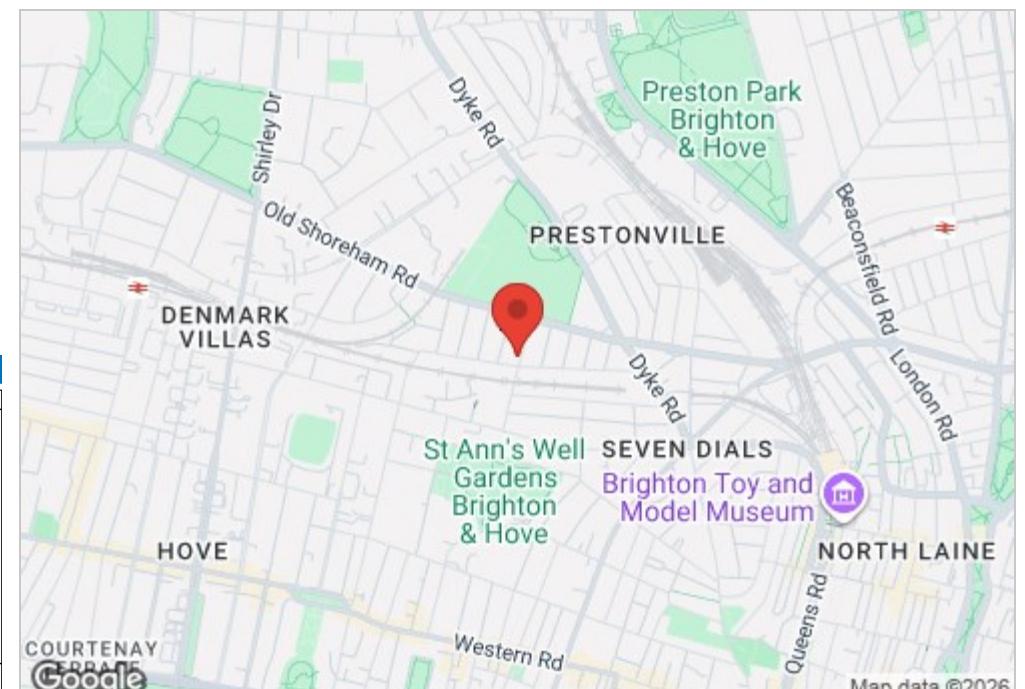
**Guide Price £500,000 to £550,000

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.



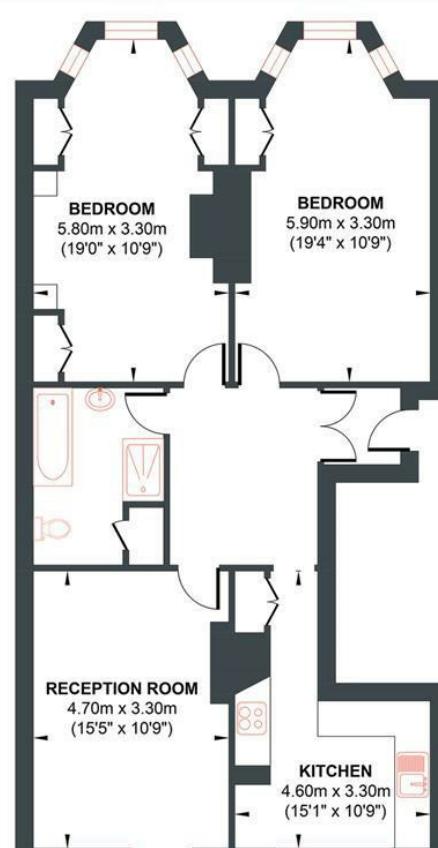
- Two Double Bedrooms
- West Facing Rear Garden
- Fully Fitted Separate Kitchen
- Large Bathroom
- Desirable Seven Dials Area
- Private Street Entrance
- Share Of Freehold
- West Facing Living Room
- Short Walk To Shops & Train Station
- Guide Price £550,000 to £600,000

| 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 | | |
| 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 purposes only, measurements are approximate, not to scale.



GROUND FLOOR

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Approximate Floor Area
862.40 sq ft
(80.12 sq m)



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All measurements are approximate

