

# Montefiore Road

## Hove

**LEX**TONS /  
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LETTINGS  
AUCTIONS  
COMMERCIAL



# Montefiore Road

## Hove



4

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Guide Price £580,000 - £600,000

A beautifully presented, purpose-built four-bedroom Edwardian top-floor flat, occupying a prominent corner position with multiple aspects.

Offering spacious and versatile accommodation, each of the four bedrooms is generously sized and filled with natural light, thanks to large windows throughout. All rooms are arranged off a charming central hallway, enhancing the sense of flow and character.

Original period features include elegant bay and corner windows, rich wood flooring, and striking beaded Art Deco-era glazing. The large, modern kitchen is well-appointed, featuring a breakfast bar and ample storage, while the contemporary bathroom is stylish and well proportioned. The property is tastefully decorated throughout and enjoys a peaceful position at the top of the building.

Situated in a highly sought-after neighbourhood, just moments from the lush greenery of St. Anne's Well Gardens — with its tennis courts, café, and children's play area. Seven Dials, with its vibrant mix of cafés, restaurants, independent shops, and everyday conveniences, is just a short stroll away.

Brighton Station is within easy walking distance, offering excellent transport links, while the beach, seafront, and the heart of both Brighton and Hove are also close by.













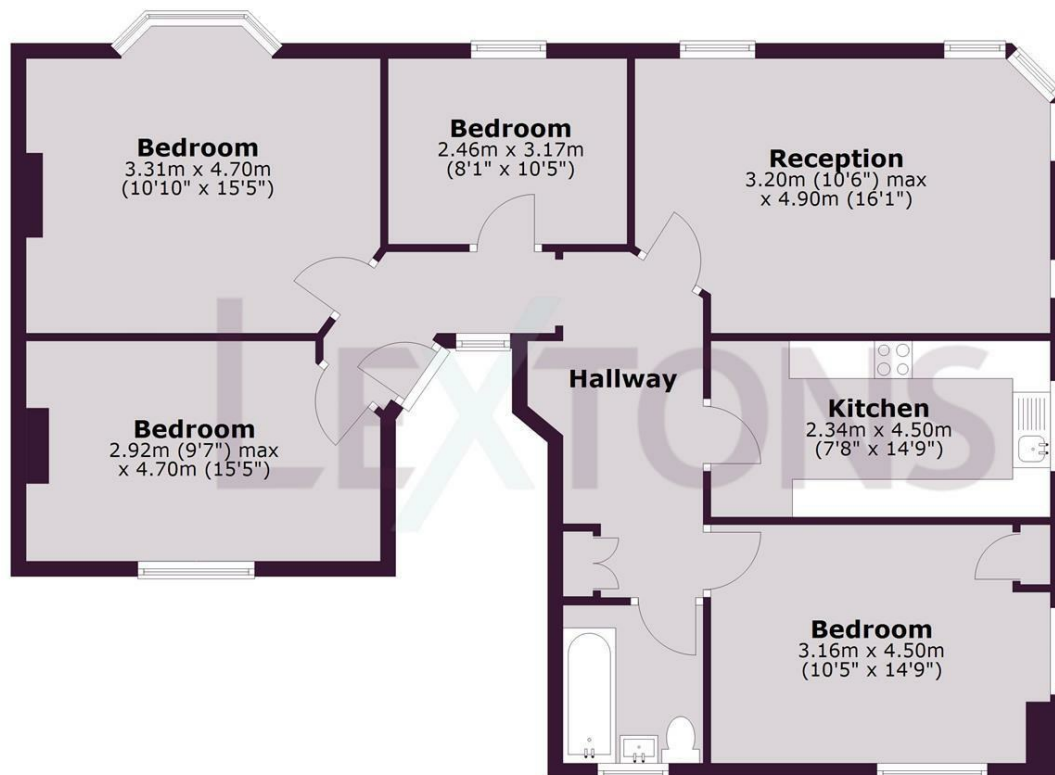




SCAN HERE TO VIEW ALL AUCTION PROPERTIES

## Second Floor

Approx. 101.6 sq. metres (1093.1 sq. feet)



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)

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

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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