



Addison Road, Hove, BN3 1TR
 £995,000



Addison Road, BN3

Approximate Gross Internal Area = 149 sq m / 1608 sq ft
 (excludes restricted head height)

= Reduced headroom



Energy Efficiency Rating		Current	Potential
102 to 100	A		
91 to 81	B		
72 to 62	C		
55 to 49	D		
39 to 34	E		
21 to 16	F		
1 to 10	G		
		69	81

Best energy efficient - Higher ranking costs less to run
 England, Wales & N.Ireland

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Located on a pretty street in a fantastically well-connected area, this Victorian terraced family home has undergone a transformation in recent years, bringing contemporary style to this period property without sacrificing any of its character. Beautiful pops of colour and attractive wall coverings perfectly complement wooden floors, traditional fireplaces, wooden sash windows and decorative cornices. The well-appointed kitchen to the rear provides a bright, open space for entertaining and also serves as the hub of the home, with space for relaxing and dining together as a family. The whole house is spacious and airy, more so than many others in the street, with accommodation extending to over 1600 sq ft over three floors, with high ceilings adding to the feeling of space. With two separate reception rooms and four bedrooms, the property offers plenty of versatility in the way it can be lived in – and the spacious top floor room with en suite shower makes for a fabulous master bedroom or guest suite.

The property sits on the south-western side of this striking terrace with on-street parking available locally (permit required). To the front there is a small patio with a tiled path adding to the property's handsome kerb appeal, whilst to the rear there is a pretty garden which is southerly aspected, featuring a paved terrace, a parcel of artificial lawn and mature borders. It's the ideal town garden and well suited to entertaining.

Addison Road's proximity to several popular schools, parks, Seven Dials and two mainline stations, mean this house would be desirable to many - in particular, anyone who needs to commute, and those looking to live amongst a vibrant, family-friendly community.



- NO ONWARD CHAIN
- VICTORIAN PROPERTY WITH PERIOD FEATURES
- 4 BEDROOMS AND 2 BATHROOMS
- SOUTH-WEST FACING GARDEN
- GREAT LOCATION FOR COMMUTERS AND WITHIN CATCHMENT TO RENOWNED SCHOOLS
- IMMACULATE CONDITION AND CONTEMPORARY STYLING
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- NEW DOUBLE GLAZED SASH WINDOWS THROUGHOUT