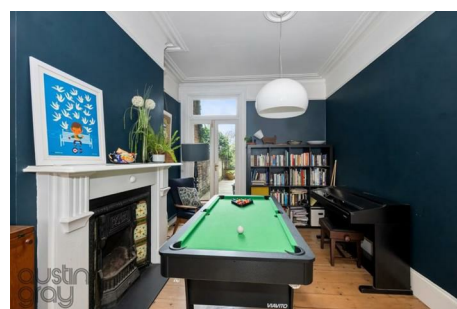


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## 47 Addison Road Hove, BN3 1TQ

Guide price £950,000-£1,000,000

A well-presented, five bedroom, family house measuring 1498 sq ft/139 sq m in a popular location near the Seven Dials within walking distance of Brighton mainline station.

## 47 Addison Road

Hove, BN3 1TQ

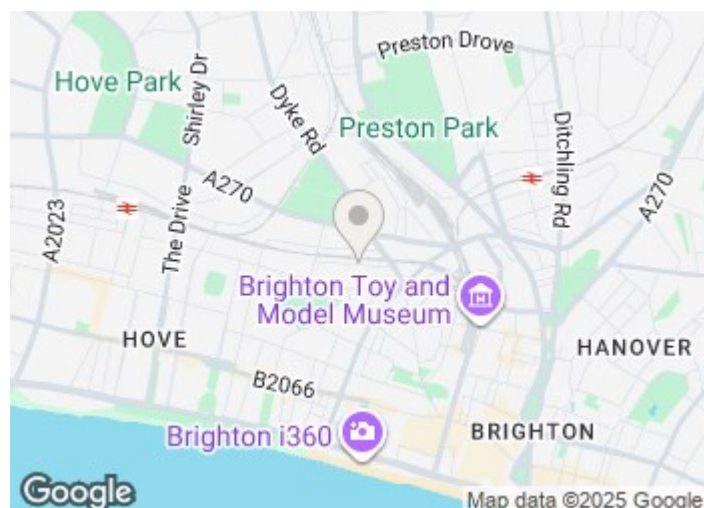


Addison Road lies adjacent to Dyke Road and is within a stone's throw of the sought after Seven Dials. The Seven Dials is a bustling community with independent shops, delicatessens, cafés and other amenities. Brighton mainline railway station is in nearby Queen's Road which is a short walk away and therefore ideal for anyone wishing to commute. From the Seven Dials you can access Brighton City Centre, seafront and the eclectic North Laines in easy walking distance. Schools catering for all ages are well represented in the local area.

The front door opens into the entrance vestibule with a further door into the entrance hallway with wooden floors throughout. A dual aspect sitting / dining room has a bay window to the front enjoying an elevated aspect, whilst French doors at the opposite end lead out to the rear garden. Sitting at the rear of the house is the kitchen / breakfast room that has windows to the side and a glazed door leading out to the rear garden which is laid to lawn and flanked by mature borders with an attractive block paviour patio area with fitted seating located at the far end of the garden, perfect for al fresco dining in the warmer months garden. There is space and plumbing for a washing machine and a fridge / freezer, and there is space for a five-ring gas range and space for table and chairs.

On the half landing there is a spacious, family bathroom with a cast-iron roll top claw footed bath and separate shower and a separate cloakroom. Two double bedrooms are to be found on the first floor with the front bedroom having a sash bay window and window to the side. From the landing stairs rise to a split-level second floor landing where a further double bedroom is located at the rear of the house alongside a spacious cloakroom, with a converted attic space now providing a bright and airy double bedroom to the front with a pair of Velux windows and fitted wardrobes to one wall, while sitting behind is a fifth bedroom / office.

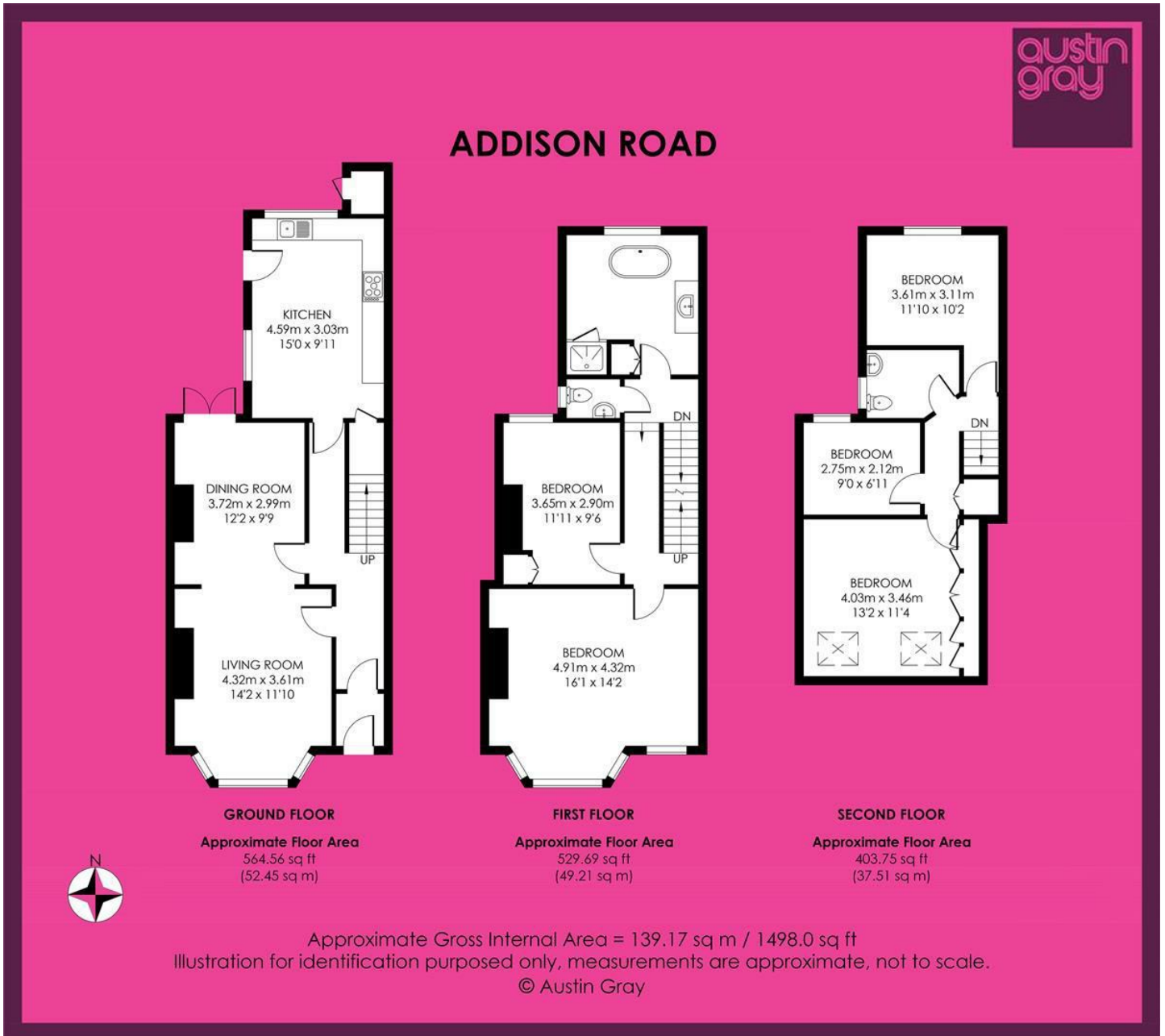
A family home offering spacious and versatile accommodation to suit today's modern lifestyle whilst retaining character and charm with wooden floors, marble fireplaces, cornicing and ceiling roses.







## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax  
Band: E**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| 100 energy efficient - lower running costs  | Current | Potential |
| A (92-100)                                  |         | 88        |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         | 67        |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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