

19 Addison Road

Hove, BN3 1TQ

£900,000

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Ideally located close to Seven Dials, the property enjoys a vibrant lifestyle setting with independent shops, cafés and excellent transport links. Brighton Station is within easy walking distance, providing fast services to London, while the seafront and city centre are also nearby.

A glazed front door opens into a welcoming entrance vestibule and hallway. The bright and spacious dual-aspect reception room is a particularly appealing feature of the home, enjoying a wooden floor, fitted book shelving and a sash bay window overlooking the front. French doors open directly onto the rear garden, creating a seamless connection between the living and outdoor spaces.

Positioned at the rear of the property is a generous dual-aspect kitchen/breakfast room, well equipped with an extensive range of oak work surfaces, twin porcelain sinks and an abundance of storage, complemented by glass-fronted display cabinets. A five-ring gas hob is accompanied by an American-style fridge freezer, washing machine and dishwasher. A side door provides direct access to the beautifully landscaped rear garden.

- Four Bedroom Family Home Close to Seven Dials
- Dual Aspect Reception Room
- Kitchen / Breakfast Room with 5 Ring Gas Stove and other Appliances
- Spacious Family Bathroom with Walk Through Shower & Roll Top Bath
- Cloakroom
- Landscaped Rear Garden
- Wooden Floors
- Sash Windows
- No Onward Chain
- EPC Rating D Council Tax Band E















Painted wooden stairs rise to a half landing, where a comfortable double bedroom overlooks the rear garden and benefits from fitted storage. A cloakroom is also conveniently located on this level.

The first floor provides a further spacious bedroom, featuring an attractive bay window and additional sash window to the side. A fireplace forms a charming focal point, with fitted storage positioned to either side. To the rear is a luxurious family bathroom, thoughtfully appointed with a walk-through shower, claw-foot enamelled freestanding bath, WC and wash basin. An opaque rear window provides privacy, while a cupboard houses the combination boiler. Further features include a ceramic tiled floor and period-style radiator.

From the first-floor landing, stairs continue to the second floor, where a further double bedroom enjoys views over the rear garden. A door leads through to converted loft space, providing useful additional accommodation with fitted shelving and wardrobes. The bedroom itself benefits from a pair of Velux windows overlooking the front elevation.

Presented to the market in good order throughout, this attractive period home combines generous and versatile accommodation with a wealth of character features. The property is offered for sale with immediate possession and no onward chain.



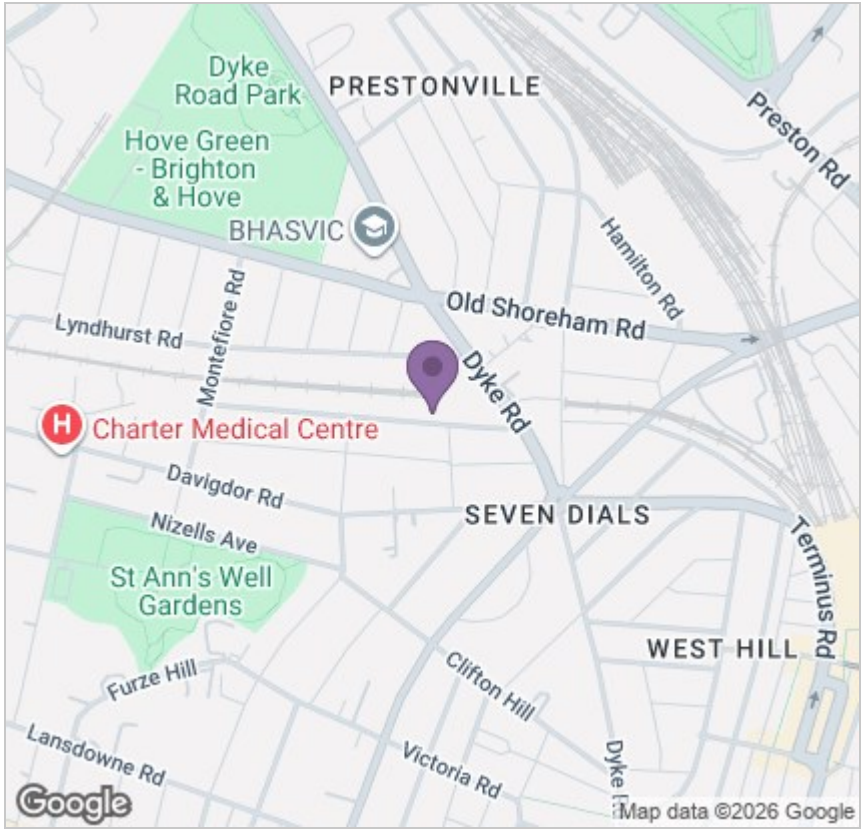




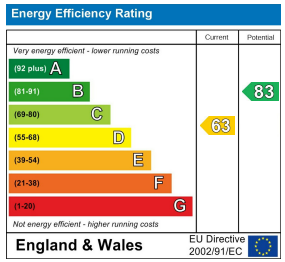
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

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