



15 Addison Road

Hove, BN3 1TQ

Offers in excess of £1,100,000

Located in the sought-after Addison Road, close to the popular Seven Dials district, this beautifully presented five-bedroom terraced home blends timeless period charm with contemporary style across three impressive floors. Spanning approximately 1,810 sq ft, the property offers superbly proportioned living spaces, ideal for modern family life.

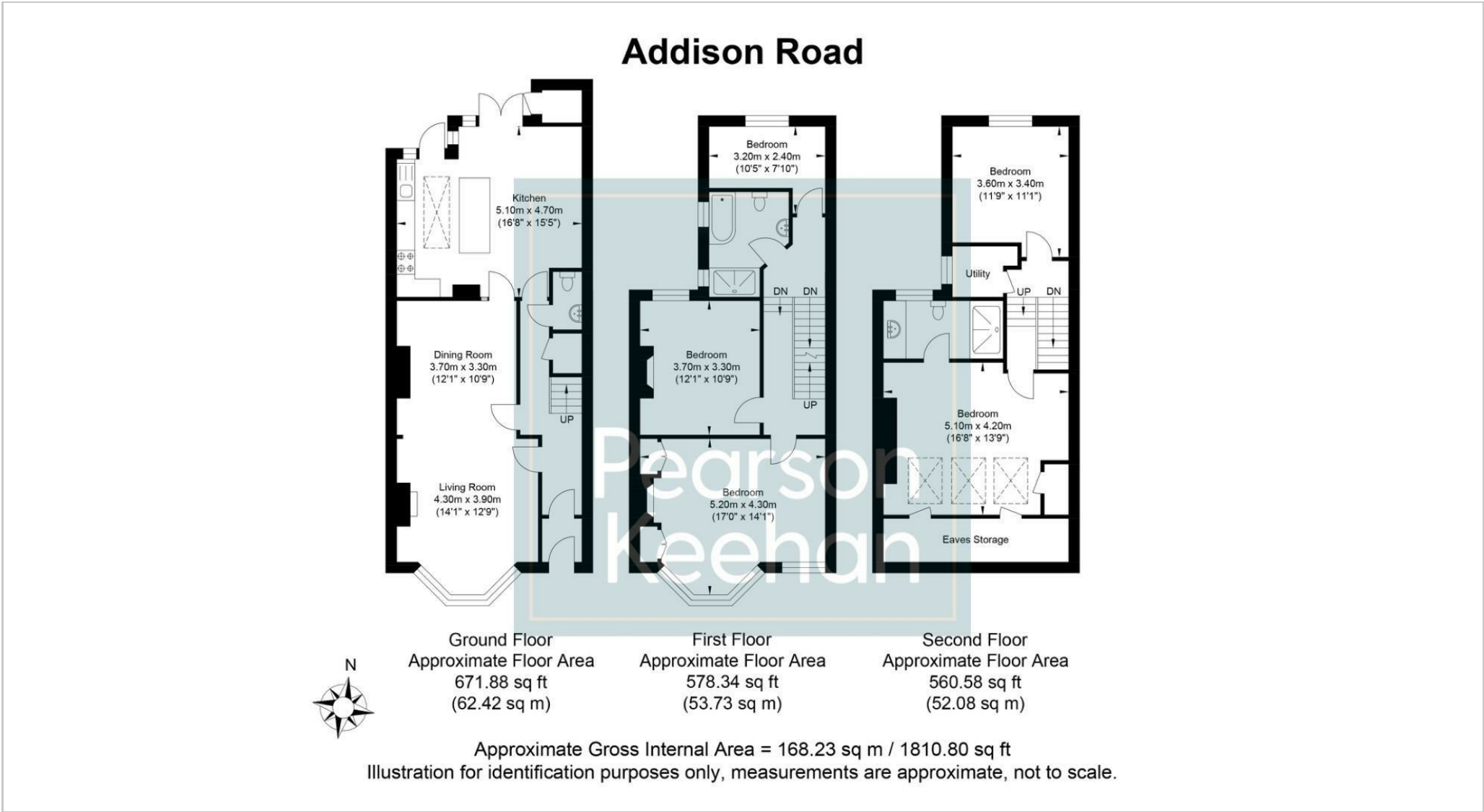
The ground floor features a welcoming entrance hall leading into a bright and elegant living room with a charming bay window, original fireplace, and wood-burning stove. To the rear, a striking kitchen and breakfast room showcases a stunning design with shaker-style units, butcher block worktops, an island, and patio doors that open onto a beautifully landscaped garden — a tranquil oasis ideal for outdoor dining and relaxation.

The first floor hosts three generous bedrooms, including a principal bedroom with bay window and two further bedrooms, along with a stylish family bathroom featuring a roll-top bath and classic fittings. The second floor provides two additional spacious bedrooms, including a stunning loft conversion with bespoke storage, an en-suite and large Velux windows offering far-reaching views, plus a utility area and shower room for added convenience.

Outside, the walled rear garden is thoughtfully designed with patio areas, raised beds, and lush planting, providing an inviting and private outdoor retreat. Additional highlights include stripped wooden floors, sash windows, period cornicing, and a wealth of natural light throughout.

Seven Dials is one of Brighton & Hove’s most desirable and lively neighbourhoods, known for its beautiful period homes, independent shops, and excellent transport links. Just 0.6 miles from Brighton Station and within easy reach of the city centre and seafront, it offers the perfect mix of city living and residential calm. The neighbourhood has a welcoming community feel, with a wide choice of cafés, bakeries, and green spaces like the popular St Ann’s Well Gardens and Dyke Road Park.

For families, the location is superb, falling within the catchment of several highly rated schools. These include the well-regarded Cardinal Newman, Blatchington Mill, and Hove Park secondary schools, as well as the Ofsted-rated Outstanding BHASVIC College. Outstanding-rated primary schools such as West Hove Infant School (Holland Road), Hove Junior, and Stanford Infant School are also nearby, all known for their strong academics and vibrant school communities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan