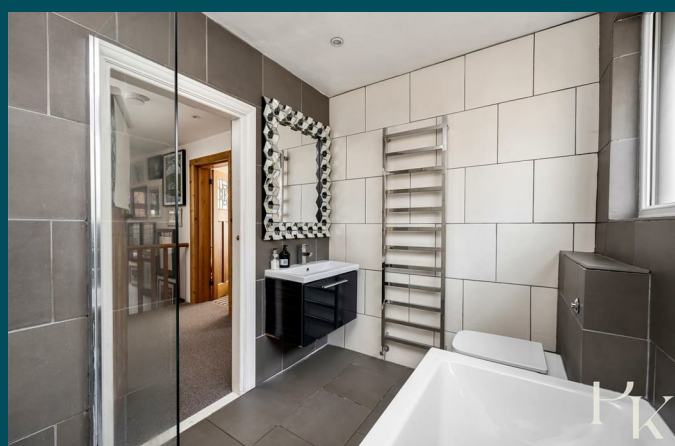




81 Davigdor Road  
Hove, BN3 1RA

PK



# 81 Davigdor Road

Hove, BN3 1RA

**Offers over £1,100,000**

A substantial and well-presented four bedroom semi-detached family home, set back from Davigdor Road behind mature greenery, giving the property a peaceful and private feel while still being within a central and highly sought-after Hove location. The property has been extended to the rear to create generous ground floor living space and still offers further potential for a loft conversion, subject to the usual planning consents.

The accommodation is arranged over two floors and on the ground floor the property comprises a spacious entrance hallway with ground floor W/C, a bay-fronted living room positioned at the front of the property, and a separate dining room located towards the rear overlooking the garden. To the rear of the property is a modern fitted kitchen with a range of base and wall units, work surfaces and integrated appliances, which leads through to a bright sun room/garden room forming part of the rear extension. This space provides an excellent additional reception area with doors opening onto the rear garden, making it particularly suitable for entertaining and family living.

On the first floor there are four bedrooms, including a generous principal bedroom with en-suite shower room, along with three further bedrooms and a modern family bathroom. The layout works well for families, home working or guest accommodation.

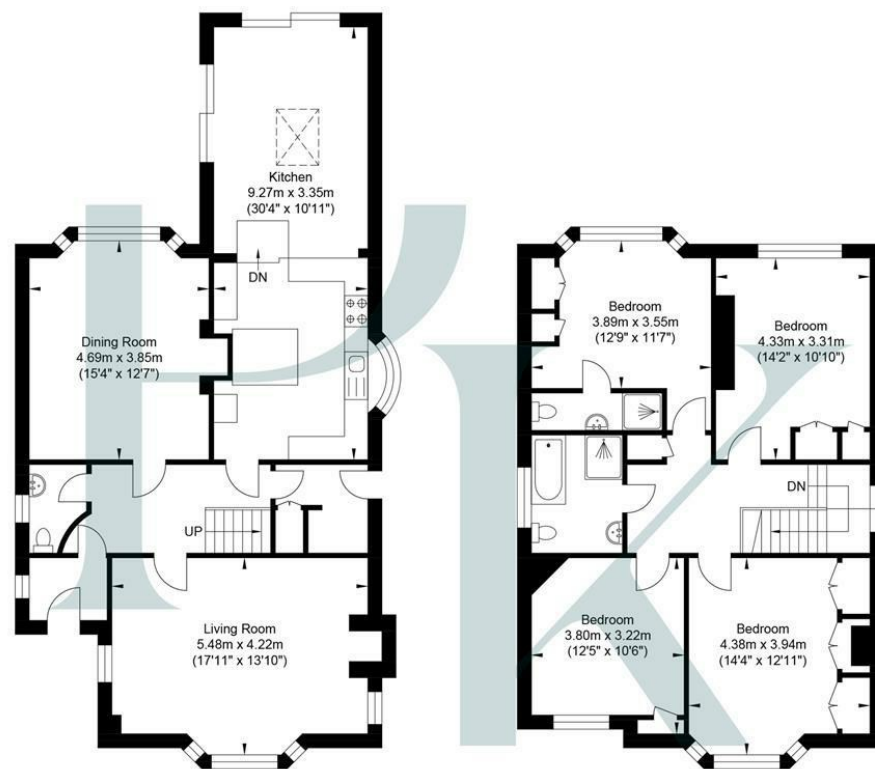
Outside, the rear garden has been landscaped with decking and seating areas along with planted borders, creating a low maintenance and attractive outdoor space. The property is also set back from the road at the front behind greenery which adds to the privacy and overall feel of the house.

The property also offers clear scope to convert the loft, subject to the necessary planning permissions, which would allow a buyer to create additional bedrooms and bathrooms if required, making this a house that can grow with a family over time.

Davigdor Road is ideally positioned in this highly desirable area in Hove and within walking distance of Seven Dials, known for its excellent range of independent shops, cafés, restaurants and local amenities. Nearby green spaces include BHASVIC Green, St Ann's Well Park and Hove Recreation Ground, while the seafront is also within easy walking distance. The area is particularly popular due to its combination of period homes, green spaces, good schools and excellent transport links, making it one of the most sought-after residential locations in the city.



## Davigdor Road



Ground Floor  
Approximate Floor Area  
950.56 sq ft  
(88.31 sq m)

First Floor  
Approximate Floor Area  
804.38 sq ft  
(74.73 sq m)

Approximate Gross Internal Area = 163.04 sq m / 1754.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	75
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Pearson  
Keehan