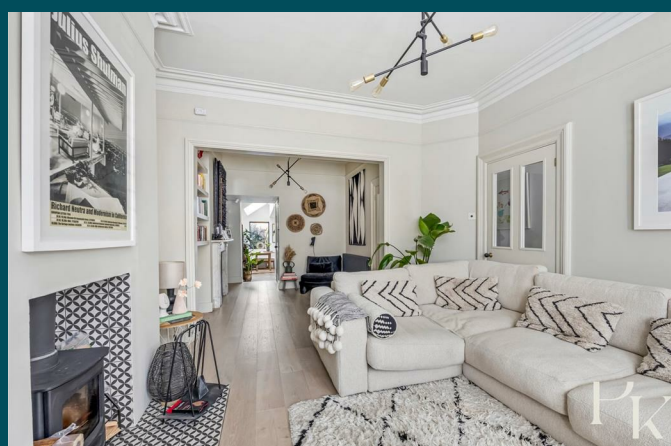
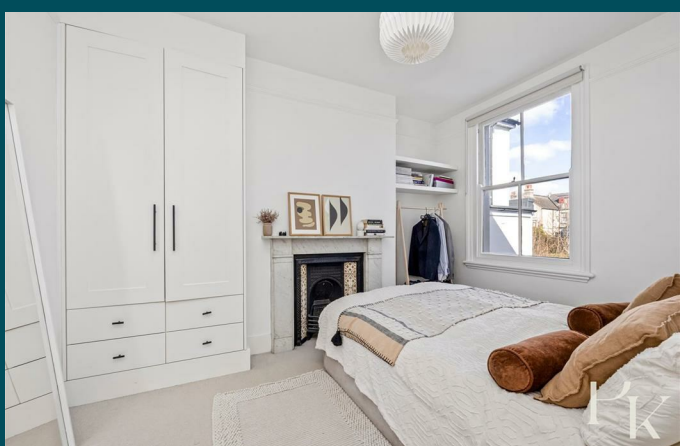
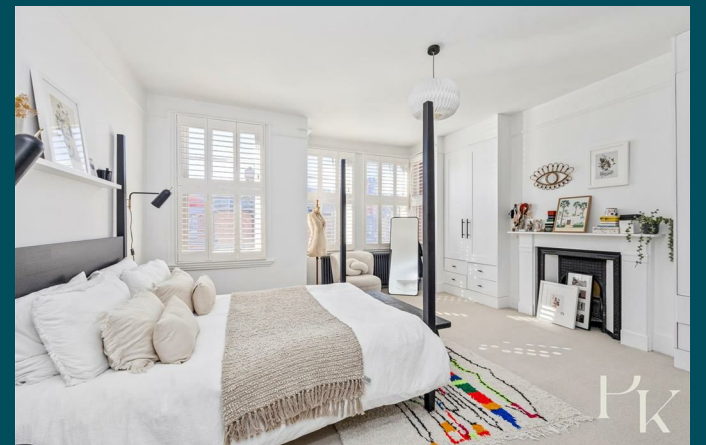




89 Addison Road
Hove, BN3 1TS



89 Addison Road

Hove, BN3 1TS

Asking price £1,000,000

An immaculately presented and beautifully extended Victorian terraced house located in the highly sought-after Addison Road in Hove. This spacious family home is arranged over three floors and offers a superb balance of period character and contemporary living, including a side return kitchen extension and a loft conversion with en-suite.

The ground floor features a generous through lounge with a bay-fronted living area to the front, leading through to a central reading/snug area, followed by a separate WC, and then opening into a stunning extended kitchen and dining room at the rear. The kitchen is a real feature of the house, with a large central island, rooflights and doors opening directly onto the garden, creating an excellent entertaining and family space.

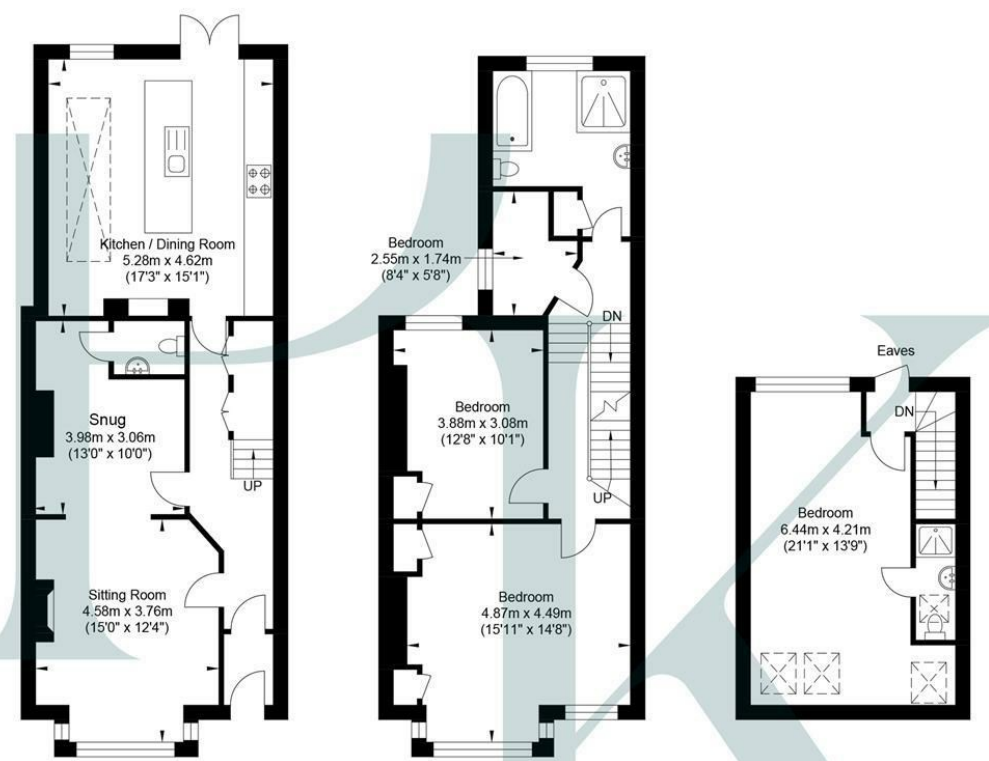
The first floor provides well-proportioned bedrooms and a beautifully finished family bathroom, while the second floor has been converted to create a superb principal bedroom suite with en-suite shower room and useful eaves storage. There remains potential to further extend the top floor at the rear if required, subject to the usual consents.

The property is presented in stylish neutral tones throughout with a high-quality finish, creating a calm and contemporary feel while still retaining the charm and character of the original Victorian house. It is offered in turnkey condition, ready for a buyer to move straight into.

Situated in the ever-popular Seven Dials area, the house is ideally positioned for access to Brighton and Hove stations, local independent shops, cafés and restaurants. Families are exceptionally well served by highly regarded local schools including Brunswick, Cottesmore and Stanford Infant & Junior Schools, Cardinal Newman Secondary School and BHASVIC Sixth Form College. St Ann's Well Gardens and Hove Recreation Ground are also just a short stroll away, further adding to the appeal.



Addison Road



Ground Floor
Approximate Floor Area
701.69 sq ft
(65.19 sq m)

First Floor
Approximate Floor Area
585.44 sq ft
(54.39 sq m)

Second Floor
Approximate Floor Area
291.80 sq ft
(27.11 sq m)



Approximate Gross Internal Area = 146.69 sq m / 1578.93 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	
47	
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	
EU Directive 2002/91/EC	

Pearson
Keehan