



73 Addison Road

Hove, BN3 1TS

Offers in excess of £1,000,000

A Rare Edwardian Gem in the Heart of Seven Dials.

Positioned on a sought-after stretch of Addison Road, this beautifully presented four-bedroom Edwardian terraced house is one of just four distinctive red-brick homes benefiting from notably wider plots and higher ceilings than most properties on the street.

Thoughtfully updated while retaining an abundance of original charm, this home offers over 1,670 square feet of elegant, well-proportioned living space. From the moment you enter, you're greeted by the striking ceiling detail and height in both the entrance hallway and the front living room – a true testament to the craftsmanship of the era. The front reception is a showstopper, with its grand coffered ceiling, marble fireplace, and large south facing sash windows that flood the space with light.

The rear of the property is home to a newly fitted and highly desirable British Standard kitchen with underfloor heating, designed with interior style and heritage in mind. The space features wooden-panelled walls, solid wood countertops, and a statement checkerboard tiled floor – all perfectly in keeping with the home's period character. The open-plan layout seamlessly connects to the garden, creating an ideal environment for entertaining and everyday family life. There is also helpful access via a side entrance from the garden to the front.

Upstairs, four bedrooms are arranged around a generous landing. The principal suite benefits from a cleverly designed en-suite bathroom with underfloor heating, with striking Claybrook tiles and living brass fixtures, including a rainfall shower and wall-mounted taps. The family bathroom, also has underfloor heating and is equally well-appointed, featuring a luxurious cast-iron roll-top bath and coordinating vintage-inspired fittings – a perfect blend of modern comfort and timeless style.

There is also excellent potential to extend into the loft space, as many neighbouring properties have already done. This will allow for the creation of additional bedrooms, subject to the usual planning permissions, which have been readily granted elsewhere on the road.

An abundance of original features have been retained and are showcased throughout, from fireplaces and ceiling mouldings to restored floorboards and joinery, all contributing to the warm, characterful feel of the home.

Seven Dials is one of Brighton & Hove's most vibrant and sought-after neighbourhoods, celebrated for its elegant period architecture, thriving independent shops, and superb transport connections. Just a 0.6 mile walk from Brighton Station and within walking distance of the city centre and beach, it offers an ideal blend of urban convenience and residential tranquillity. The area fosters a strong sense of community, with an abundance of coffee shops, bakeries, and green spaces nearby, including the much-loved St Ann's Well Gardens and Dyke Road Park.

For families, the property is ideally positioned within the catchment area for several highly regarded schools, including well-respected secondary schools Cardinal Newman, Blatchington Mill and Hove Park, as well as Ofsted outstanding BHASVIC College. The area is also served by excellent primary options such as Ofsted Outstanding West Hove Infant School on Holland Road, Hove Junior, and Stanford Infant School, all known for their strong academic standards and vibrant school communities.



Addison Road, Hove

Approximately 155.2 sqm (1671 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

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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		
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