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8 Davigdor Road Hove, BN3 1QD

A magnificent, deceptively spacious, family home measuring 4520 sq ft/420 sq m with a pretty, south facing garden, garage and driveway offered for sale with no onward chain.

Offers In Excess Of £1,000,000

8 Davigdor Road

Hove, BN3 1QD



Davigdor Road lies adjacent to the Seven Dials where an excellent range of cafes, delis, restaurants and other entertainments are to be found. Brighton mainline station is nearby in Queens Road providing north-bound commuter links with London /the city, as well as east and west bound connections. The number 7 bus service runs 24 hours a day providing access across the city. The city centre with Churchill Square shopping mall, North Laine district are all easily accessible, as is the seafront and promenade. Renowned schools catering for all age groups are well represented within the local area and St Ann's Wells Park with recreational facilities is just a few minutes away.

A path leads to a covered porch with double doors opening into the entrance vestibule with a further door opening into the grand entrance hall. You are greeted with a sense of history along with character and charm with high ceilings and a wide staircase leading to the upper floors. A cloakroom is tucked under the stairs to the front of the house and a second reception room overlooks the front garden. The main, spacious sitting room has stripped wooden floors and original fireplace with sliding patio doors out to the conservatory which has fabulous views out to the sunny, pretty rear garden. The dining room leads from the sitting room and also has a door into the conservatory as well as a door out to the hallway. A sliding pocket door can be used to separate the dining room from the sitting room.

The kitchen/breakfast room has ample cupboard and drawer storage with space for table and chairs and appliances. There are 2 utility rooms which could be incorporated or kept separate if a new kitchen is required. A side door leads out to the driveway and access to the rear garden can be gained via the garage. From the first utility room there are stairs that descend down to the extensive cellar/storage space.

On the first-floor galleried landing are four double bedrooms, one with a balcony overlooking the rear garden. There are three bathrooms and a separate WC serving these bedrooms with one of the bedrooms having access to a small kitchen and then on to a bathroom, which is ideal for a live in carer or for an elderly relative that needs to be near but can still live independently. Further stairs lead to the second floor to two further bedrooms. The largest bedroom at the back has stunning views towards the sea and has access to walk in eaves storage.

The south facing rear garden is mainly laid to lawn and is flanked by mature trees and shrubs. The driveway provides off road parking for two/three cars that leads to a double length garage.

In summary, this is a substantial family house which has been owned by the same family for over 70 years and is now ready to be passed on to its next owner who can put their own stamp on it and create a family home to suit today's modern family's lifestyle.





Floor Plan



DAVIGDOR ROAD



Approximate Gross Internal Area (Measurements Include Basement Floor) = 420.72 sq m / 4528.59 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
102-154 kWh/m ² A	111-121 kWh/m ² B		72
89-104 kWh/m ² C	75-104 kWh/m ² D	45	
69-88 kWh/m ² E	55-68 kWh/m ² F		
55-68 kWh/m ² F	35-54 kWh/m ² G		
35-54 kWh/m ² G	15-34 kWh/m ² G		

Full energy efficient - lower running costs
 Not energy efficient - higher running costs

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