



Addison Road, BN3
£995,000

ASTON
VAUGHAN

INTRODUCING

Addison Road, BN3

5 Bedrooms 2 Bathrooms 1 Large Open Reception Room
1668 Sq Ft Generous walled city garden Solar Panels & New
electrics and Plumbing

Gloriously high ceilings, period features and a southerly aspect are just a few qualities which make this five-bedroom family home stand out. In addition, it sits in one of the most sought-after locations in the city with fashionable Seven Dials on the doorstep; Brighton Station within easy walking distance; St Ann's Well Gardens and the beach less than 10-minutes away on foot, and several 'outstanding' schools sit within catchment.

As a much-loved family home for over 20-years, the property has been expertly maintained and it is clear the current owners have an eye for interiors and a respect for period properties, having carefully restored and reinstated many original features to keep the heritage of the building intact. Every room is of elegant proportions, with two generous reception rooms on the ground floor, ensuring there is ample space for both family time and entertaining. During the last 10-years, the loft has been converted, the electrics and plumbing systems have been completely renewed, and the kitchen was extended into the side return to include a utility room, so this house is set to last for many years to come.





Using bold but complementary tones, this house has plenty of kerb appeal in deep red with its architectural features picked out in charcoal grey. Wide bay sash windows bathe the house in natural light from the south while steps rise past a gracious palm tree to the front door. Stepping inside, the house is immediately impressive with high ceilings adorned with the original corbels and cornicing. Your line of sight stretches through the depth of the house to the green garden beyond while newly restored floorboards gleam in honeyed tones below your feet. It is clearly a beautiful house which feels warm and welcoming to return home to each day.

Wood floorboards flow from the hallway through to the main reception room to the left where original features can be found at every turn. Classic cornicing, skirtings and picture rails wend their way around the room which has been opened to create one large and versatile space. There are two open fireplaces taking centre stage, bringing warmth and atmosphere to wintery evenings, where double glazed, timber framed sash windows ensure the heat is retained. There is ample space for homely furnishings to the front of the room, while the rear of the space can have any number of uses depending on the needs of the family; from formal dining to working from home or as a playroom for little ones. It is a room which has evolved with the current owners as their children have grown, now being used as a music room.

Passing deep under stairs storage, the kitchen and dining room is also generous, with space for entertaining or family meals. Fitted just 10-years ago, the kitchen has timeless appeal with granite worktops, streamlined cabinetry and large-scale slate floor tiles. A cobalt blue glass splashback adds a pop of colour behind the gas hob and oven which are integrated. While the dishwasher is also integrated, space has been left for an American fridge freezer, and the utilities are nicely tucked away in their own laundry room adjoining. There is also a separate ground floor WC in here – ideal in any shared space. Informal dining takes place at an oak topped breakfast bar, or at a formal/family dining area sits alongside French doors opening to the garden, so you can spill outside for dining alfresco as the weather warms.





STON
VAUGHAN
VAUGHAN

As city gardens go, this one is a fine size, with lush, leafy borders backing onto the embankment, so it is not overlooked. A patio area sits close to the house becoming a lovely extension of the home during warmer weather, while at the far end is an area of faux grass where children can play in safety without bringing mud into the house. The original border walls are festooned with scented jasmine and passion flowers, yet the entire garden is relatively low-maintenance, ready for the busy modern lifestyle.

Returning inside, a traditional style staircase with carpet runner and brass carpet rods rises to the first-floor landing where bedroom five sits peacefully to the rear of the house. This room has been many things, as a guest bedroom and now an office due to its tranquil views. While it is dressed as a single room, there is space for a small double bed if needed.

Next door, the family bathroom sits in keeping with the era of the house with traditional fittings to the toilet, hand basin and bath which is deep and has a three headed shower over it to refresh you in the morning before work and school.

From the upper first-floor landing, bedroom four is a generous double room with a high ceiling and a traditional built-in wardrobe within the alcove. There is ample space for a double bed, and the fireplace is original adding huge character to the room. Bespoke shelves are built into the second alcove which provides the perfect spot for a study desk – ideal for teenagers revising for exams.

The original principal bedroom, now bedroom two, spans the front of the house with a bay window to echo the one below it, bringing a beautiful light into the room from the south. While this room has been used as a second reception space, it has fitted wardrobes and ample space for a king size bed without compromising on floor space.

Split-level, bedroom three sits on the second floor to the rear of the house, now enjoying beautiful views across neighbouring gardens and over mature trees – a view which is ever changing with the seasons. This is another restful double room with king-sized bed and a deep built-in cupboard for clothes and other storage items.

The final half flight of stairs rise to the principal bedroom suite below an atrium skylight which is ideal for accessing the flat roof to the rear if needed.

Spanning the entire top floor, this room is a tranquil haven with two over-sized Velux windows framing views over rooftops and trees below open skies. From here you can see the i360 rising above the roofline opposite and a ribbon of sea can be spied between chimney stacks reminding you just how close to the coast you are here.

A wall of built-in wardrobes provides ample clothes and shoe storage, maximising the floor space which allows for a king size bed and several pieces of free-standing bedroom furnishings. Due to a sizable dormer, the en suite bathroom is a fantastic size with a slate tiled wet-room style shower and ample storage space below the basin and running along the rear wall.

ASTON
VAUGHAN



Vendor's Comments:

"This has been an incredible home for our family for over 20-years. We have beautiful memories of our children growing up here, having friends over and entertaining. The house is light and spacious with versatile rooms which have evolved with us as the children grew. There is a wonderful sense of community in Seven Dials too due to the excellent school catchment and it's been a blessing being able to walk to the beach or to St Ann's Well Gardens in under five-minutes. While we adore the house and area, we no longer need so much space as the children have flown the nest, so it is time for our next adventure too."

Education:

Primary: Stanford Infant and Junior Schools, Brunswick Primary

Secondary: Blatchington Mill, Cardinal Newman RC, Sixth Form: BAHSVIC 6th form, Newman College Private: Brighton College, Lancing College Prep., Brighton Girls

Good to know:

The roads surrounding Seven Dials have been hugely popular for decades, as not only are the homes here stunning examples of period architecture, but the location is ideal for families and professionals alike. The surrounding schools and colleges are exceptional; as are the local parks, and Brighton Station is an easy stroll. Known as Greenwich-by-the-Sea, this area attracts many making the move down from London due to its vibrant foodie scene, café culture, great commuter links, safer schools and fresh sea air – the appeal is clear.



Addison Road

