



21 Addison Road

Hove BN3 1TQ

£820,000

- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- SEPARATE W.C
- KITCHEN/BREAKFAST ROOM

- LIVING/DINING ROOM
- PRIVATE REAR GARDEN
- DESIRABLE LOCATION
- PERIOD FEATURES

This delightful bay fronted property offers spacious four double bedroom accommodation arranged over three floors with a double aspect kitchen/breakfast room leading onto the secluded rear garden. The property also features a through south facing living/dining room, family bathroom and separate w.c on the first floor.

The property is being offered with no onward chain.

Situated in this desirable and central location within a few minutes' walk of Seven Dials with its abundance of cafes and local shops. Brighton mainline station and City Centre with its array of shopping facilities, eateries and cafes is also within walking distance.

ENTRANCE HALL

Exposed floorboards, radiator, under stairs storage, coving.

KITCHEN/BREAKFAST ROOM

Incorporating single sink with mixer tap, adjacent granite worksurface with range of cupboards and drawers under, matching eye level wall cupboards, integrated dishwasher and washing machine, tall pull out pantry unit, inset four ring ceramic hob with extractor over, eye level double oven, space for fridge freezer, tiled splashback, two sash windows, door to garden.

LIVING/DINING ROOM

Sash bay window, gas fire with tiled insert and timber mantle over, radiator, exposed floorboards, coving, sash window onto to rear garden.

FIRST FLOOR

LANDING

Radiator, stairs to top floor.

W.C.

Low level w.c.

BEDROOM 1

South facing with sash bay to front, second sash to side, two radiators, coving, exposed floorboards, fitted shelving.

BEDROOM 2

Two sash windows, radiator.

BEDROOM 4

Sash window, wash hand basin, radiator, fitted cupboard, exposed floorboards.

TOP FLOOR

BEDROOM 3

Sash window, radiator, fitted cupboard, exposed floorboards.

BATHROOM

Comprising panelled bath with separate shower over, pedestal wash hand basin, low level w.c., radiator, sash window, door to storage area housing boiler, hatch to further storage space.

OUTSIDE

REAR GARDEN

Paved patio, area of lawn, flower/shrub borders.



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