



## 21 ADDISON ROAD

HOVE, BN3 1TQ

£850,000  
FREEHOLD

Fantastic bay fronted period property sold with vacant possession. This superb property benefits from good sized rooms and a lovely layout over three floors with accommodation comprising; four double bedrooms, family bathroom, separate WC, kitchen/ breakfast room and impressive through lounge diner with south facing bay windows. Outside there is delightful rear garden.

This popular Seven Dials location offers almost immediate access to cafes, local shops and amenities along with popular schools within the area. Brighton mainline station offers regular and direct links to London and there are busses passing close by providing access to surrounding areas.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS













Addison Road

Total Area: 135.1 m<sup>2</sup> ... 1454 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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