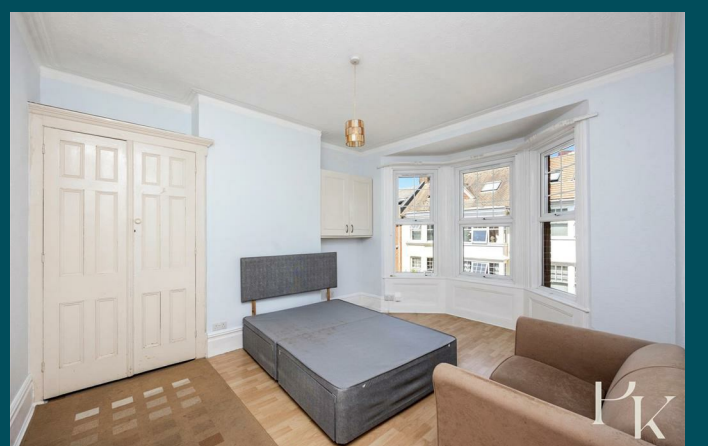
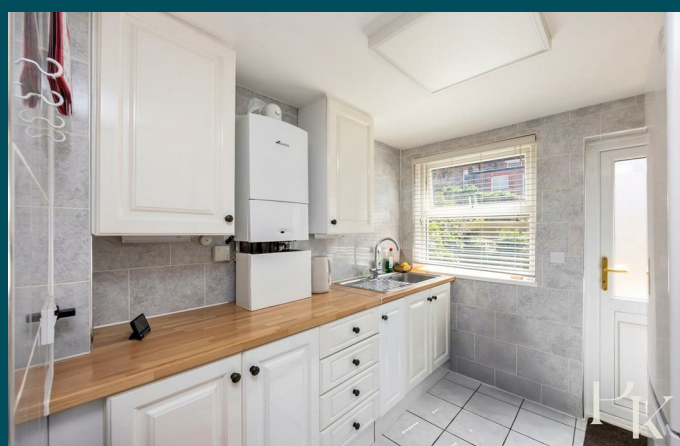
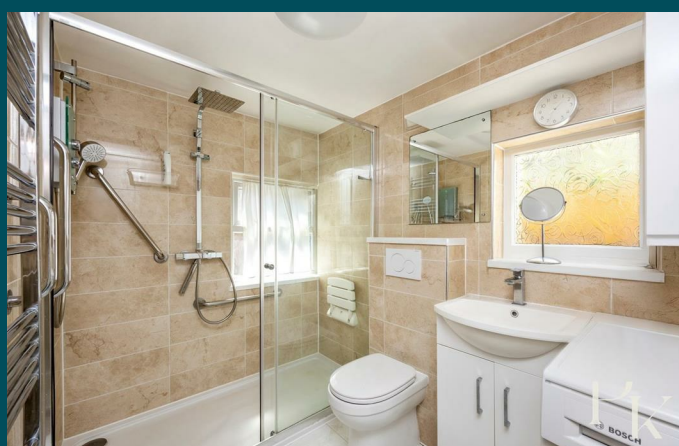
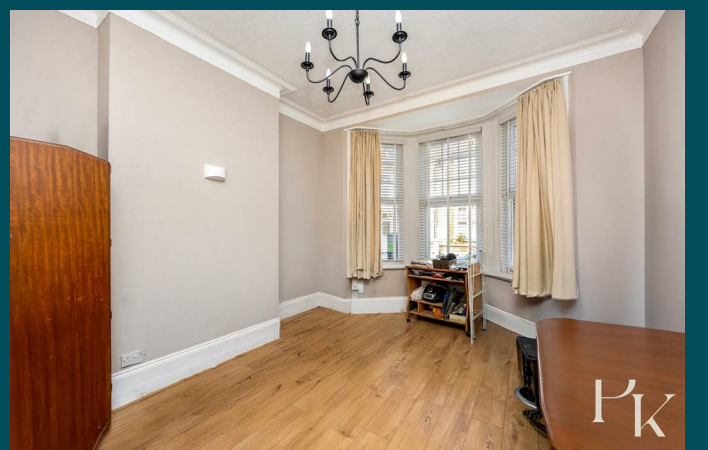




8 Addison Road  
Hove, BN3 1TN





8 Addison Road

Hove, BN3 1TN

Offers in the region of £1,100,000

Occupying a prime position on one of Hove's most desirable tree-lined roads, this handsome double-fronted Victorian residence presents a rare opportunity to acquire a substantial family home that has been lovingly owned by the same family for over 30 years. Offering almost 1,950 sq ft of beautifully proportioned accommodation, the property is full of character, natural light and exciting potential to create a truly exceptional long-term home.

The attractive red-brick façade, complete with elegant bay windows and traditional architectural detailing, immediately sets the tone for what lies within. Internally, the generous room proportions and high ceilings synonymous with Victorian homes are evident throughout. The ground floor offers two impressive reception rooms, including a magnificent double-aspect living and dining room extending to almost 30 feet in length, creating an outstanding space for entertaining and family life. A separate front reception room provides flexibility as a formal sitting room, home office or playroom, while the kitchen enjoys direct access to the south-facing rear garden. A double bedroom and shower room completes the ground floor.

Upstairs, four exceptionally generous double bedrooms are arranged around a spacious landing, all benefitting from excellent natural light, together with a family bathroom and separate utility room, offering enormous flexibility for growing families or those seeking multi-generational living.

While beautifully maintained and immediately comfortable, the property offers significant scope for modernisation and reconfiguration. Subject to the necessary planning consents, there is exciting potential to remodel the ground floor to create a spectacular open-plan kitchen and family space, as well as convert the substantial loft to provide additional bedrooms and bathrooms, allowing future owners to create a home tailored entirely to their lifestyle.

Outside, the south-facing rear garden provides a wonderful private space to relax and entertain, enjoying sunshine throughout much of the day. The front garden enhances the property's attractive kerb appeal, completing this impressive Victorian home.

Perfectly positioned in the heart of Hove, Addison Road offers the very best of city and coastal living. The vibrant cafés, restaurants, delicatessens and independent boutiques of Seven Dials are just moments away, while Hove seafront, Brighton city centre, both Brighton and Hove mainline railway stations, and the A23 and A27 are all within easy reach.

The area is exceptionally popular with families thanks to its excellent choice of highly regarded schools, including Brunswick Primary, Cottesmore St Mary's Catholic Primary, Stanford Infant and Junior Schools, Cardinal Newman Catholic School and BHASVIC Sixth Form College. St Ann's Well Gardens and Hove Recreation Ground are also just a short stroll away, further enhancing the appeal of this outstanding location.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Pearson  
Keehan