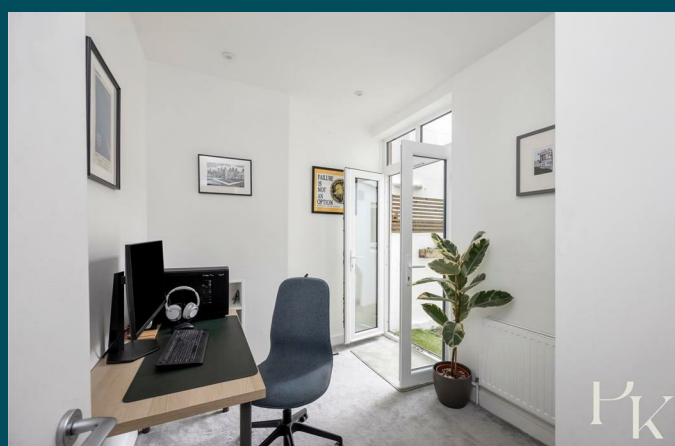
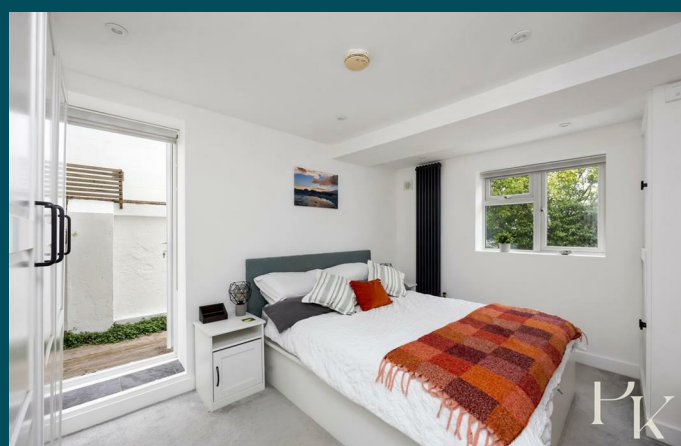
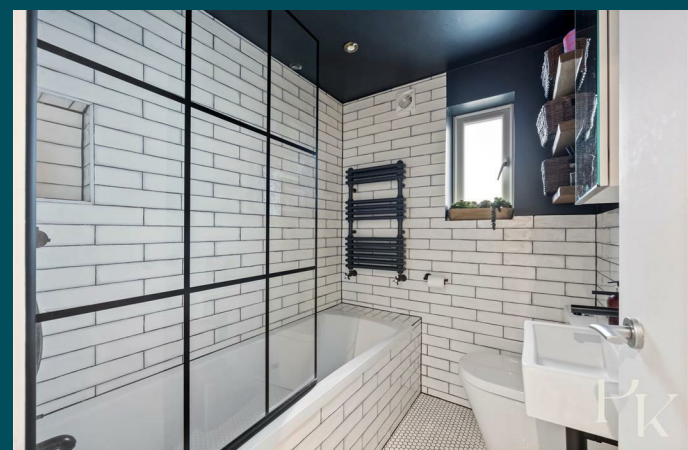




GFF, 34 Addison Road

Hove, BN3 1TP

Guide Price £400,000 - £425,000

Guide Price £400,000 - £425,000

A beautifully presented two-bedroom ground floor garden apartment, combining period character with stylish contemporary interiors and a private south-facing garden, ideally positioned in the heart of the ever-popular Seven Dials.

The property immediately impresses with a superb bay-fronted living room, where high ceilings and generous windows create a wonderfully bright and inviting space. A striking dark feature wall incorporates extensive fitted shelving and cabinetry around the fireplace, giving the room a distinctive and sophisticated feel, while still providing plenty of space for both comfortable seating and dining.

The accommodation continues through to a separate fitted kitchen, while two well-proportioned double bedrooms sit towards the rear of the property. There is also a particularly useful study/home office, ideal for those working from home, with doors opening directly onto the outside space. A stylish contemporary bathroom, finished with metro tiling and contrasting dark fittings, completes the accommodation.

The private south-facing rear garden is a real highlight of the property, providing a secluded outdoor space that feels like a natural extension of the home. Predominantly paved and decked for easy maintenance, there is ample room for outdoor dining, entertaining and relaxing, complemented by established planting.

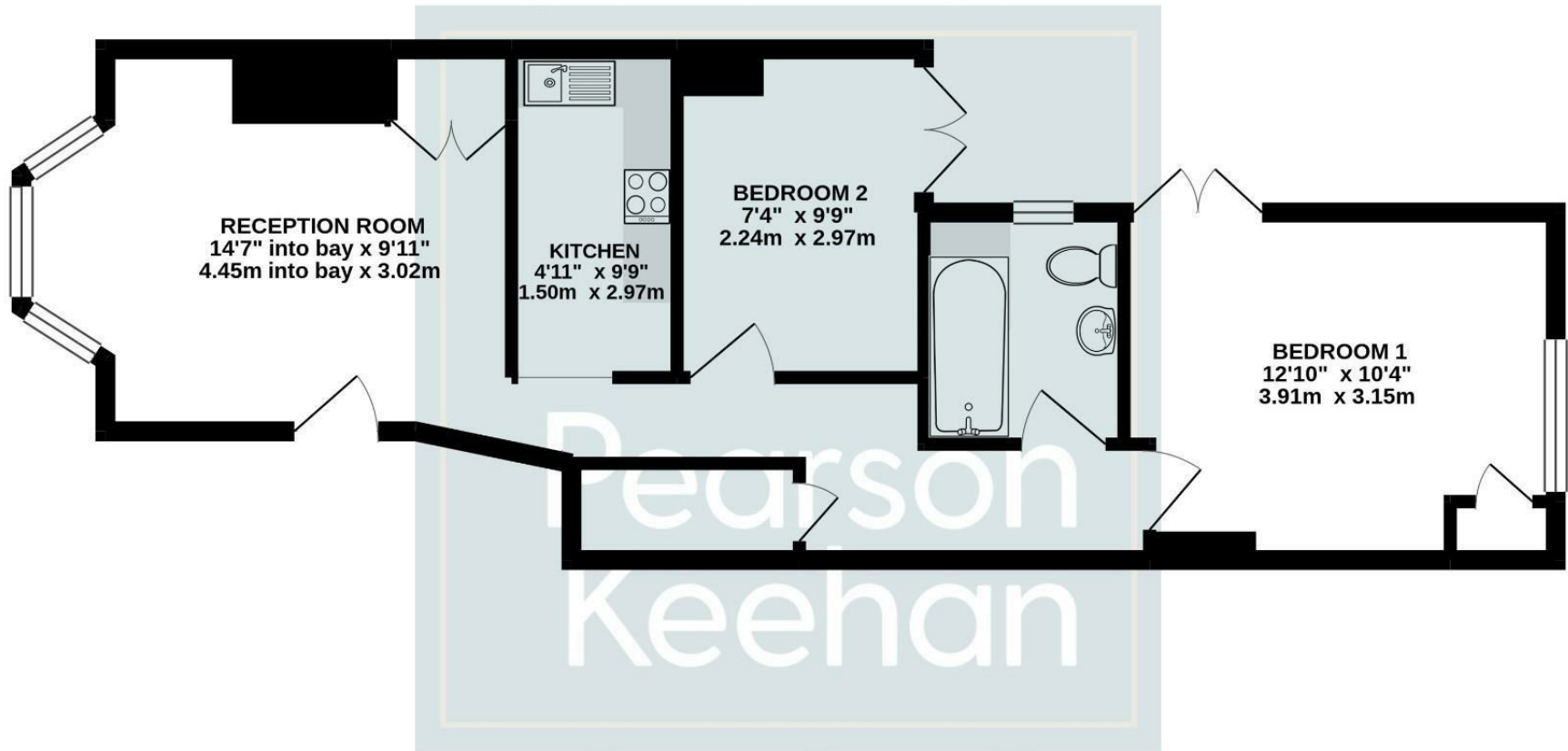
Addison Road places you right at the heart of Seven Dials, one of Brighton & Hove's most sought-after neighbourhoods. Its independent cafés, artisan bakeries, restaurants, bars and everyday amenities are all within easy reach, while Brighton Mainline Railway Station is conveniently accessible for commuters. The city centre, seafront and a number of popular parks are also close at hand.

Beautifully presented throughout and offering an excellent balance of character, contemporary style and outside space, this is a particularly appealing home in a location that allows you to enjoy the very best of Brighton on your doorstep.

The property is sold with the added benefit of a share of the freehold.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

Pearson
Keehan