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## 19 Davigdor Road Hove, BN3 1QB

An immaculately presented, six bedroom, red brick built, period, semi-detached house measuring 2574 sq ft/239 sq m in a popular location near the Seven Dials and within an easy walk to Brighton mainline station. Offered for sale with no onward chain.

**Guide Price £1,400,000**

# 19 Davigdor Road

Hove, BN3 1QB



Davigdor Road lies adjacent to the Seven Dials where an excellent range of cafes, delis, restaurants and other entertainments are to be found. Brighton mainline station is nearby in Queens Road providing north-bound commuter links with London /the city, as well as east and west bound connections and Hove mainline station is approximately 1 mile away. The number 7 bus service runs 24 hours a day providing access across the city. The city centre with Churchill Square shopping mall, North Laine district are all easily accessible, as is the seafront and promenade. Renowned schools catering for all age groups are well represented within the local area and St Ann's Wells Park with recreational facilities is just a few minutes away.

This house offers exceptionally spacious and versatile accommodation spanning three floors to suit today's modern lifestyle, presented with modern styling whilst retaining a wealth of character and charm throughout. Through the entrance vestibule and into the impressive entrance hall the two reception rooms lead, one to the front with a log burner and the one to the rear has French doors out to the rear garden. The large, modern and well-equipped kitchen/breakfast room has bifold doors out to the garden with a log burner. There is a convenient ground floor cloakroom. On the first floor are five bedrooms and two bathrooms (one en-suite) and on the second floor a bedroom currently used as cinema room has en-suite facilities.

The pretty, rear garden is the perfect place to enjoy alfresco dining in the summer months and there is useful off-road parking at the front of the house.

In summary, this is the perfect family home in a convenient and popular part of Hove offered for sale in turnkey condition with spacious and versatile accommodation. An important note to make is that the house has solar energy which has been cleverly installed whereby the panels cannot be seen from the front elevation so as not to detract from the attractive, period architecture.





# Floor Plan

## DAVIGDOR ROAD



Approximate Gross Internal Area = 239 sq m / 2572.57 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax  
 Band: E**

Energy Efficiency Rating		Current	Potential
100 (most efficient) - lowest running costs	A		
93-97	B		
84-92	C		
75-83	D		
69-74	E	70	
63-68	F		
55-62	G		
1-54 (least efficient) - higher running costs			81

England & Wales EU Directive 2002/91/EC

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