



57 Addison Road

Hove, BN3 1TQ

Offers in excess of £1,100,000

A truly rare opportunity to acquire a magnificent double-fronted Victorian home in one of Hove's most sought-after residential roads. Brimming with character and period detail, this exceptional property offers a sense of grandeur seldom found in the area, complete with the rare advantage of a double-width garden.

From the moment you arrive, the striking red-brick façade with its bay windows, decorative brickwork, and elegant proportions immediately set the tone. Inside, the home continues to impress with a wealth of original features including beautiful wooden flooring, ornate cornicing, decorative ceiling roses, stained glass, and original tiled flooring in the entrance hall.

The accommodation extends to over 2,000 sq ft and flows across two spacious floors. The ground floor features an elegant double length reception room with tall sash windows, working fireplaces, and high ceilings that flood the space with natural light. Running the full depth of the house, the kitchen/dining room spans from front to rear, opening into a versatile garden room that could serve as a study or additional seating area. From here, a utility room with WC provides further practicality.

Upstairs, there are four generous double bedrooms. The principal bedroom enjoys bespoke built-in wardrobes and elegant proportions across the front bay, while another double benefits from a private ensuite shower room. A charming family bathroom with a claw-foot bath completes the accommodation.

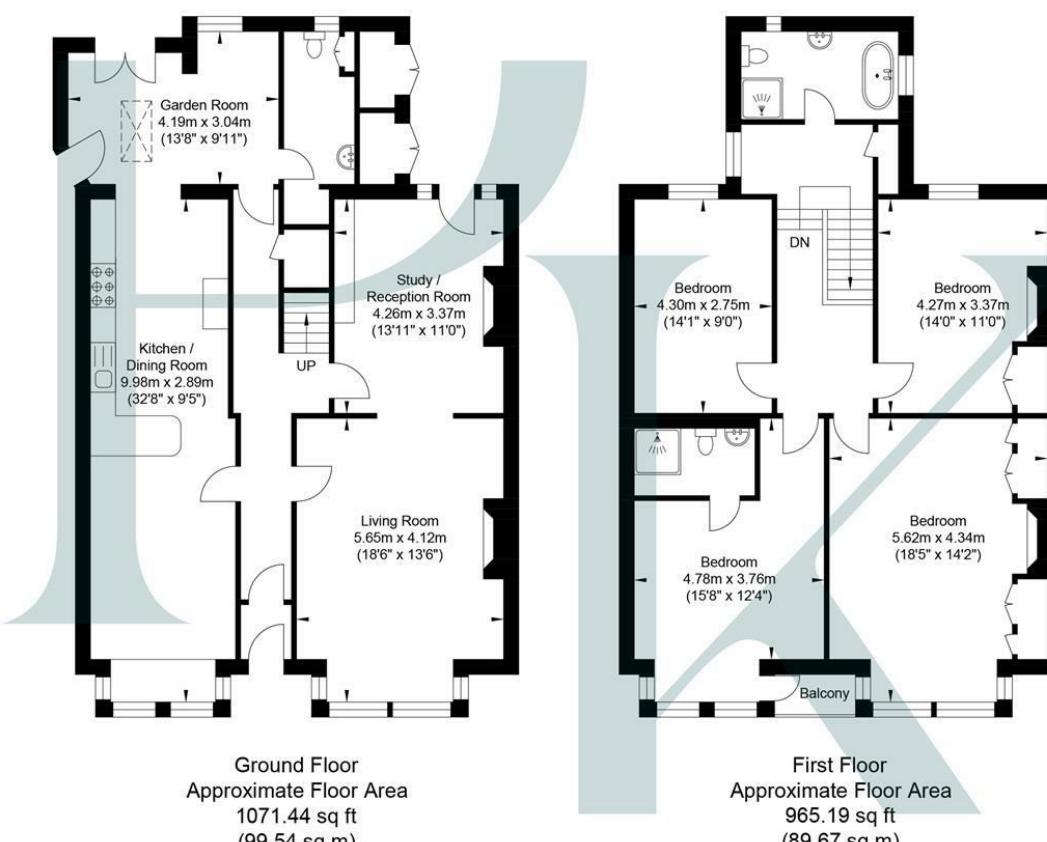
The expansive double-width garden is a true rarity — beautifully established with mature planting, lawns, and patio, offering privacy, space for children to play, and a setting for entertaining.

Situated close to Seven Dials – one of Brighton & Hove's most vibrant and desirable neighbourhoods – the area is renowned for its elegant period architecture, independent shops, and excellent transport links. Just half a mile from Brighton Station and within easy reach of both the city centre and seafront, it offers the perfect balance of urban convenience and residential calm. A strong sense of community is fostered by the abundance of coffee shops, bakeries, and green spaces, with St Ann's Well Gardens and Hove Recreation Ground both nearby.

Families are well served by highly regarded schools including Stanford Infant & Junior, Balfour Primary, Cardinal Newman Secondary and BHASVIC Sixth Form College.



Addison Road



Approximate Gross Internal Area = 189.21 sq m / 2036.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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	

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	

Pearson
Keehan