



# 39 Addison Road

Offers over £900,000

Set on one of Hove's most sought-after roads, this impressive south facing Victorian home is rich in period detail and offers generous, light-filled living spaces arranged over three floors. Ideally positioned close to Seven Dials, one of Brighton & Hove's most vibrant and desirable neighbourhoods, the area is celebrated for its elegant architecture, independent shops, and excellent transport links. Brighton Station is just half a mile away, offering fast and frequent connections to London, while the city centre and seafront are also within easy reach.

Spread across three beautifully presented floors and extending to approximately 1880 sq ft, the home features generous proportions, high ceilings, and characterful detailing throughout, including ornate fireplaces, large sash windows, and decorative cornicing.

The ground floor offers a welcoming entrance hall leading through to a stunning open-plan double reception room, where a large bay window floods the space with natural light. The two areas are connected by an elegant archway, providing versatility for relaxing and entertaining. At the rear of the house, the kitchen and breakfast room open directly onto the landscaped garden, with ample space for dining and family life. A separate utility area and guest WC complete the ground floor.

The first floor has three well-proportioned bedrooms, including a generous bay-fronted principal bedroom, and a family bathroom. The top floor features a Soundhouse loft conversion and offers two further double bedrooms, one with fitted wardrobes and an en suite shower room, making it ideal for guests or older children. A large Velux skylight opens onto the roof, which accommodates solar panels. These, together with the restored double-glazed sash windows, contribute to excellent energy efficiency throughout the home.

Outside, the landscaped rear garden is an oasis of colour and creativity, featuring a mix of paved seating areas, planted borders, and raised beds, along with a shed and mature trees providing privacy and greenery all year round.

Families are exceptionally well served by highly regarded local schools including Brunswick, Cottesmore and Stanford Infant & Junior, Cardinal Newman Secondary and BHASVIC Sixth Form College. St Ann's Well Gardens and Hove Recreation Ground are also just a short stroll away, adding to the appeal of this wonderful location.



## Addison Road, Hove

Approximately 168.23 sqm (1880.80 sqft)



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

Created by CENES  
www.cenes.co

Energy Efficiency Rating	
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 <sub>2</sub> ) Rating	
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