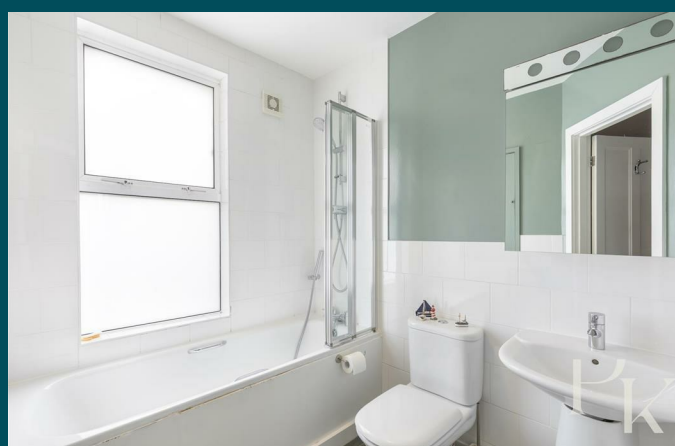




50 Addison Road

Hove, BN3 1TP

Offers in excess of £875,000

Just moments from the vibrant heart of Seven Dials, this handsome four-bedroom period home offers an enticing blend of generous proportions, original character and versatile living space, with a superb open-plan kitchen and dining room opening onto a leafy south facing rear garden.

Arranged over three floors and extending to approximately 1,540 sq ft (143.1 sq m), the house retains plenty of period personality, with high ceilings, broad bay windows, decorative fireplaces and wooden floors complemented by bright, spacious interiors.

The entrance hall leads into a generous through reception room, where a wide bay window draws in an abundance of natural light. Currently arranged as distinct sitting and dining areas, the room has a wonderfully inviting feel, with wooden flooring, fitted bookshelves, attractive fireplaces and elegant corning. At approximately 27'10" in length, there is ample space for both relaxed family living and entertaining.

To the rear is undoubtedly one of the highlights of the house: a bright and spacious open-plan kitchen and dining room. Designed as a genuinely sociable everyday space, the kitchen is fitted with a comprehensive range of cabinetry and generous work surfaces, with a central island providing additional preparation space and a natural gathering point. Rooflights and glazed doors flood the room with daylight and create a lovely connection with the garden beyond.

Outside, the rear garden feels wonderfully secluded, with mature planting and established shrubs creating a leafy backdrop. Paved and decked areas provide plenty of opportunity for outdoor dining, entertaining or simply relaxing in the sunshine.

Three bedrooms occupy the first floor. The principal bedroom is particularly impressive, measuring approximately 16'2" x 14'8", with a wide bay window adding to its generous proportions. Two further bedrooms offer excellent family, guest or home-working space, alongside a bathroom.

The second floor provides a further double bedroom and bathroom, making an ideal retreat for guests or older children, while extensive eaves storage is a particularly useful addition.

Addison Road is superbly placed for enjoying the best of Brighton and Hove. The independent shops, cafés, restaurants and everyday amenities of Seven Dials are within easy reach, while Brighton station, the city centre, seafront and nearby green spaces are all readily accessible.

Spacious, characterful and wonderfully versatile, this is a handsome Hove home combining four bedrooms, generous living accommodation, a fabulous kitchen and dining space and a leafy rear garden in an exceptionally convenient location.



| 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 <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