80 Addison Road

Hove, BN3 1TR

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Guide price £850,000

Occupying an enviable position on one of Hove's most sought-after tree-lined roads, this impressive four-bedroom Victorian home beautifully combines timeless period elegance with generous, versatile accommodation extending to over 1,645 sq ft. Arranged across three spacious floors, the property offers exceptional flexibility for modern family living, while also presenting exciting opportunities to further enhance and add value.

The handsome bay-fronted façade sets the tone for the character and charm found throughout. The raised ground floor is home to a magnificent reception room, flooded with natural light from the beautiful bay window and centred around an attractive feature fireplace. High ceilings, elegant proportions and original period detailing create a warm and inviting space for both everyday living and entertaining.

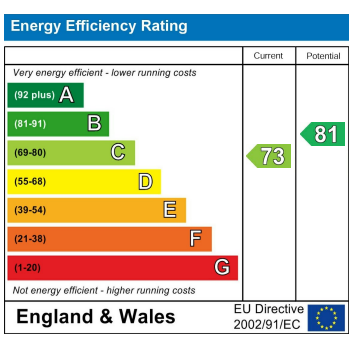
The heart of the home is the expansive lower ground floor, where a superb open-plan kitchen and dining room provides an ideal hub for modern family life. Offering extensive cabinetry, generous work surfaces and a central island, this sociable space opens directly onto the south-facing rear garden. Also on this floor is a generous double bedroom, ideal as a guest suite, home office or additional reception room, together with a convenient cloakroom.

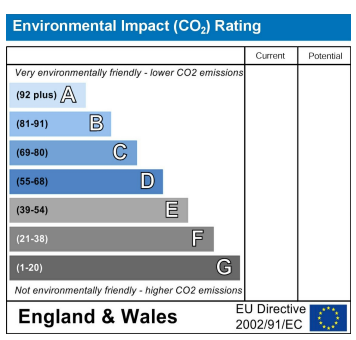
The upper floors provide three further well-proportioned bedrooms, including a superb principal bedroom with an elegant bay window, together with a spacious family bathroom and separate WC.

There is excellent potential to extend the kitchen with a side return extension and convert the loft, subject to the necessary consents, allowing future owners to further enhance the accommodation.

Perfectly positioned in Hove, Addison Road offers the best of city and coastal living. The vibrant cafés, restaurants, delicatessens and independent boutiques of Seven Dials are just moments away, while the seafront, city centre, both Brighton and Hove mainline stations and the A23 and A27 are all within easy reach.

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 Park and Hove Recreation Ground are also just a short stroll away, adding to the appeal of this wonderful location.





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