Flat 1, 26 Addison Road

Hove, BN3 1TP

111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

Flat 1, 26 Addison Road

Hove, BN3 1TP

Offers over £290,000

A beautifully presented chain-free one-bedroom ground floor garden flat, combining generous living space with a private rear garden in a highly sought-after location close to Seven Dials.

Occupying the ground floor of an attractive period property, this characterful home offers approximately 505 sq ft (46.94 sq m) of well-proportioned accommodation, with a particularly spacious living room, a good-sized double bedroom and the considerable benefit of its own private garden.

The living room is an inviting space, measuring approximately 15'0" x 11'11", with a large bay window bringing in plenty of natural light. High ceilings and period proportions give the room a great sense of space, while the feature wall and bespoke shelving add character.

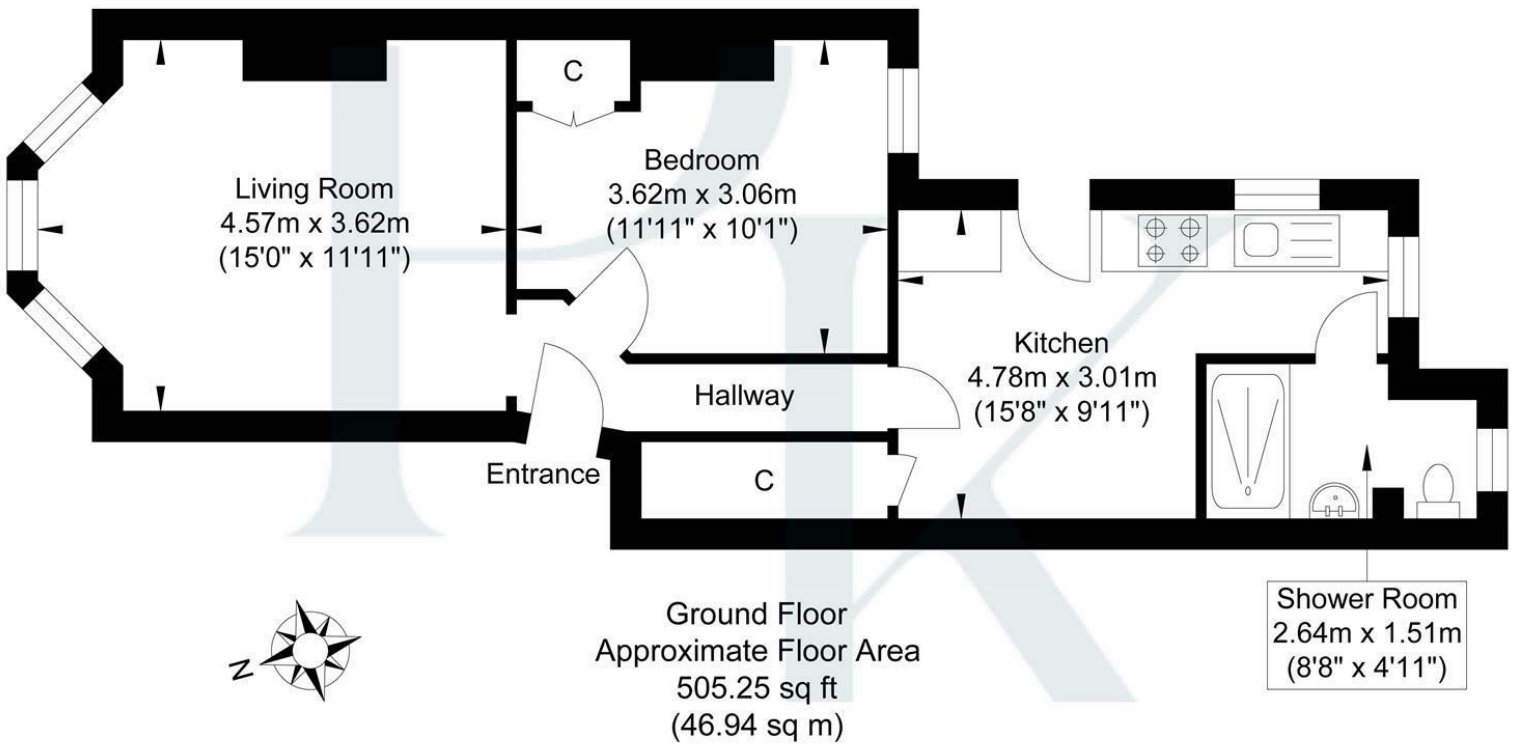
The double bedroom is also generously proportioned at approximately 11'11" x 10'1", with built-in storage and ample room for a double bed and additional furniture.

To the rear, the kitchen measures approximately 15'8" x 9'11" and provides an excellent amount of workspace and storage. The current arrangement leaves space for dining, making it a practical and sociable room, while a door provides direct access outside. A separate shower room completes the internal accommodation.

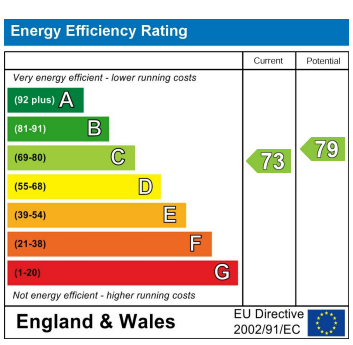
One of the property's standout features is the private rear garden. Predominantly paved for easy maintenance and bordered by established planting, it provides plenty of room for outdoor seating and entertaining.

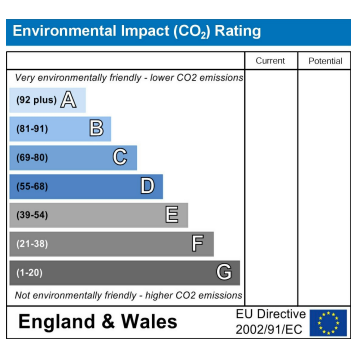
Addison Road is ideally positioned for the independent shops, cafés, pubs and amenities around Seven Dials, while Brighton & Hove's city centre, seafront and green spaces are all within easy reach. The location is also particularly convenient for commuters, with access to nearby Brighton railway station and excellent transport links across the city.

With its private garden, generous room sizes and desirable Hove location, this is a charming period flat that would make an excellent home for a first-time buyer, professional couple or someone looking for a well-connected city base.



Approximate Gross Internal Area = 46.94 sq m / 505.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Pearson Keehan