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**39 Addison Road**

Hove, BN3 1TQ

Asking Price £900,000



# 39 Addison Road



## Description

Set on one of Hove's most sought-after residential roads, this exceptional Victorian family home is the most distinctive property on the street, offering generous, well-balanced accommodation over three floors, beautifully combining period charm with thoughtful modernisation.

The house has been carefully updated in a way that is sympathetic to its original character, retaining elegant features such as high ceilings, ornate corncing, restored hardwood floors, period fireplaces and restored double-glazed sash windows, while incorporating modern comforts including solar panels and a Soundhouse loft conversion.

Ideally located close to Seven Dials, the property enjoys a vibrant lifestyle setting with independent shops, cafés and excellent transport links. Brighton Station is within easy walking distance, providing fast services to London, while the seafront and city centre are also nearby.

Extending to approximately 1,880 sq ft (including storage), the ground floor offers a bright double reception room with a bay window and elegant archway, creating flexible living and dining space. To the rear, a thoughtfully designed kitchen and dining area, complete with separate utility space, opens directly onto the garden, providing excellent indoor-outdoor flow.

The first floor comprises three well-proportioned bedrooms and a stylish family bathroom. The top floor provides two further double bedrooms, one with en suite and fitted storage, ideal for guests, children or home working.

Externally, the rear garden is a particular highlight north-facing yet wonderfully sun-filled and notably larger than many neighbouring gardens, with mature planting and seating areas creating a private and peaceful outdoor retreat.

The property is well positioned for highly regarded schools including Brunswick, Cottesmore and Stanford Infant & Junior, Cardinal Newman Secondary and BHASVIC Sixth Form College, with St Ann's Well Gardens and Hove Recreation Ground nearby.

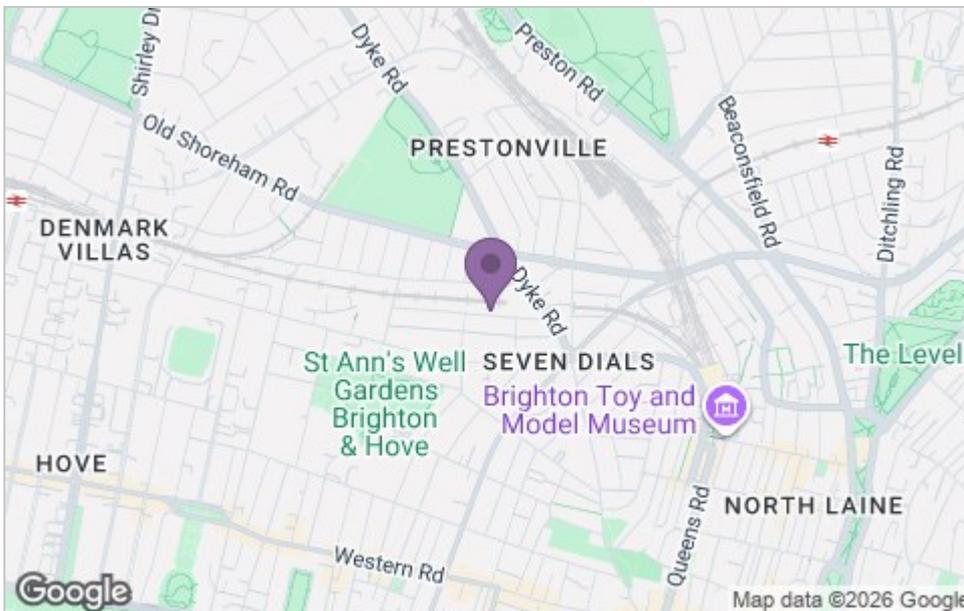




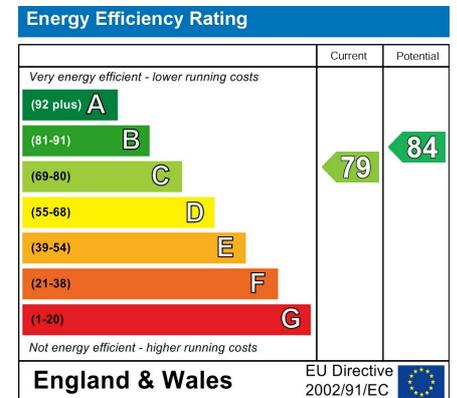
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

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