

84 Addison Road

Hove, BN3 1TR

Guide price £900,000

A beautifully presented four-bedroom, two-bathroom red-brick Victorian home, ideally positioned in the heart of Seven Dials. Spanning over 1,561 sq ft and arranged across three light-filled floors, this charming family residence blends period character with modern comfort and boasts a delightful south-facing garden. Brighton Mainline Station, local parks, coffee shops, and vibrant eateries are all within easy reach, making this the perfect home for families and commuters alike.

Upon entering, you're welcomed into a bright front living room featuring a classic bay window, high ceilings, and an original cast-iron fireplace — a cosy and elegant space for family time or relaxing evenings.

To the rear, a sunny south-facing dining room (currently used as a children's playroom) enjoys French doors that open directly onto the garden, creating an effortless indoor-outdoor connection. The spacious dual-aspect kitchen/breakfast room is both stylish and practical, fitted with solid wood worktops, a range of bespoke cabinetry, integrated appliances, and French doors leading to the garden. A convenient ground floor WC completes this level.

On the first floor, the generous principal bedroom sits to the front, bathed in natural light from its bay window and complete with fitted storage and an en-suite shower room. Two further double bedrooms and a contemporary family bathroom offer ample space for a growing family.

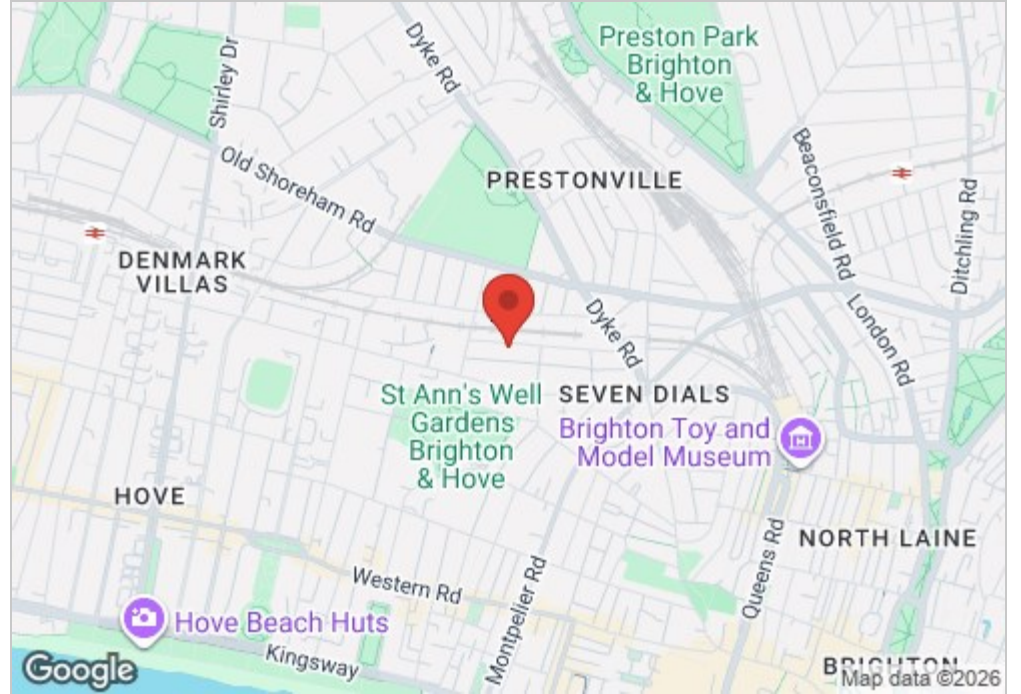
The top floor is home to an impressive loft conversion — a luxurious, dual-aspect bedroom suite with full-height sliding glass doors framing rooftop and garden views. This serene space also features a sleek en-suite bathroom, perfect as a main bedroom or a peaceful guest retreat.

The south-facing walled garden is a true sanctuary — a stone-paved terrace provides the ideal setting for al fresco dining, while the low-maintenance artificial lawn offers space for children to play and families to entertain in style.

Addison Road is highly sought after for good reason — with excellent local schools, parks, independent shops and cafés on your doorstep, plus both Brighton and Hove mainline stations close by, this is a fantastic opportunity to secure a stylish and spacious home in one of the city's most loved neighbourhoods.

- Four double-bedroom Victorian home in prime Seven Dials location
- Over 1,560 sq ft across three spacious floors
- South-facing walled garden ideal for kids and entertaining
- Elegant front living room with bay window and period fireplace
- Sunny dining/playroom with garden access via double doors
- Dual-aspect kitchen/breakfast room with French doors to garden
- Principal suite with en-suite and stunning rooftop views
- Two modern family bathrooms plus ground floor WC
- Walking distance to Brighton Station, shops & cafés
- Close to top-rated schools and green open spaces

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		
		76
	60	
England & Wales	EU Directive 2002/91/EC	



ADDISON ROAD

Approx. Gross Internal Floor Area = 145.08 sq m / 1561.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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