





80 ADDISON ROAD

HOVE, BN3 1TR

£825,000

FREEHOLD

Occupying a prime position on one of Hove's most sought-after tree-lined roads, this impressive four-bedroom Victorian home offers over 1,645 sq ft of elegant and versatile accommodation, combining charming period features with excellent potential to add value.

Arranged over three floors, the property features a beautiful bay-fronted reception room with high ceilings and an attractive fireplace. The spacious lower ground floor offers an open-plan kitchen and dining room with central island and direct access to the south-facing garden, alongside a double bedroom and cloakroom.

Three further bedrooms occupy the upper floors, including a generous principal bedroom with bay window, together with a family bathroom and separate WC.

There is exciting potential for a side return extension and loft conversion, subject to the necessary consents.

Ideally located moments from the cafés, restaurants and boutiques of Seven Dials, with the seafront, mainline stations, highly regarded local schools and beautiful nearby parks all within easy reach.

Nicholas James

SALES LETTINGS AUCTIONS














RowERG

Addison Road



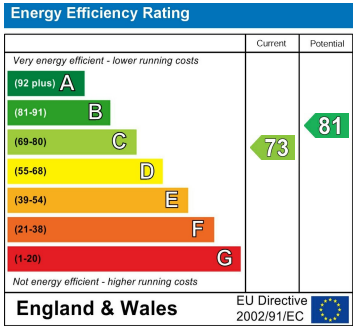
Lower Ground Floor
Approximate Floor Area
555.95 sq ft
(51.65 sq m)

Ground Floor
Approximate Floor Area
545.19 sq ft
(50.65 sq m)

First Floor
Approximate Floor Area
545.19 sq ft
(50.65 sq m)

Approximate Gross Internal Area = 152.95 sq m / 1646.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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