

PHILLIPS & STILL



Davigdor Road, Hove, BN3 1QB

- A Stunning Ground Floor Period Conversion
- One Double Bedroom
- Spacious, Beautifully Presented & Packed With Period Features
- Gorgeous Nearly 50ft Private Rear Garden

Guide Price of £400,000 - £425,000

- Recently Refitted Designer Kitchen & Shower Room With Underfloor Heating
- Highly Sought After Seven Dials Location Close Seafront & Brighton Mainline Railway Station
- No Onward Chain
- Large Garden Room / Studio, Front Garden & Communal Garden



It's rare to get both a fabulous property and a fabulous location but you have both here! This superb ground floor period conversion is located in one of Hove's most prestigious and sought after locations within the vibrant Seven Dials district. Brighton mainline railway station is just a short walk away making this a perfect spot for who commutes to Gatwick / London Victoria. Bus services and a vast array of local shops & amenities are on your doorstep including trendy coffee shops, brunch hotspots, gastro pubs, supermarkets, hairdressers, delicatessens, cafes, a bakery and lots more!

The property has been beautifully done up by its current owner and is the perfect cocktail of period features and contemporary décor! Upon stepping through the front door, what hits you first is how light and airy the flat feels with gardens to the front and rear giving you garden views throughout. .

From front to back the living accommodation comprises of an impressive bay fronted lounge / diner with feature fireplace and wood burning stove, a very generous double bedroom with ample built-in storage, a recently refitted separate kitchen with all integrated appliances and a recently refitted shower room. You have gorgeous original wooden floorboards in the lounge / diner & bedroom with the kitchen & shower room benefitting from cosy underfloor heating. And if you're more of a bath person, there is definitely space for a bath where the large walk-in shower cubicle currently resides.

Doors from both the bedroom and kitchen take you out into your spectacular private rear garden. It's a really fantastic size, a proper garden if you will and is fully enclosed with sandstone paving and lots of plants & shrubs. This wonderful garden feels so secluded and provides ample space for outside furniture making it the perfect place for summer barbeques, garden parties, a spot of sunbathing and a safe & secure area of pets or children to play out in. You also have access onto Julian Road via your private garden through the communal garden.



The crowning jewel of this amazing home, if you weren't already impressed, is the fantastic bright & versatile garden room located to the end of the private rear garden. Built & kitted out to a high specification, it is fully powered and has its own a shower room & W.C. making it a stunning studio, office or guest suite as there is lots of room for a double bed and office or dressing area. This additional garden room basically adds a second bedroom to an already spacious property!

This property is a dream home, buy to let investment or idyllic second / holiday property near the sea as within strolling distance of your front door is our famous seafront & promenade. Leafy St Ann's Well Gardens is also close by and renowned for its' variety of recreational facilities making it the perfect place for a wander as well as exercising dogs & kids alike or enjoying a picnic on a sunny Summer's day. Living here would be really exciting and you would be certain of experiencing Brighton & Hove's cosmopolitan lifestyle to the full!

Accommodation

GROUND FLOOR

BAY FRONTED LOUNGE / DINER
18' 6" x 13' 9" (5.64m x 4.19m)
With wood burning stove

Steps down to:

DOUBLE BEDROOM
14' 2" x 13' 9" (4.32m x 4.19m)

SEPARATE KITCHEN
12' 8" x 6' 7" (3.86m x 2.01m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

PRIVATE REAR GARDEN
45' 11" x 13' 11" (14m x 4.25m)

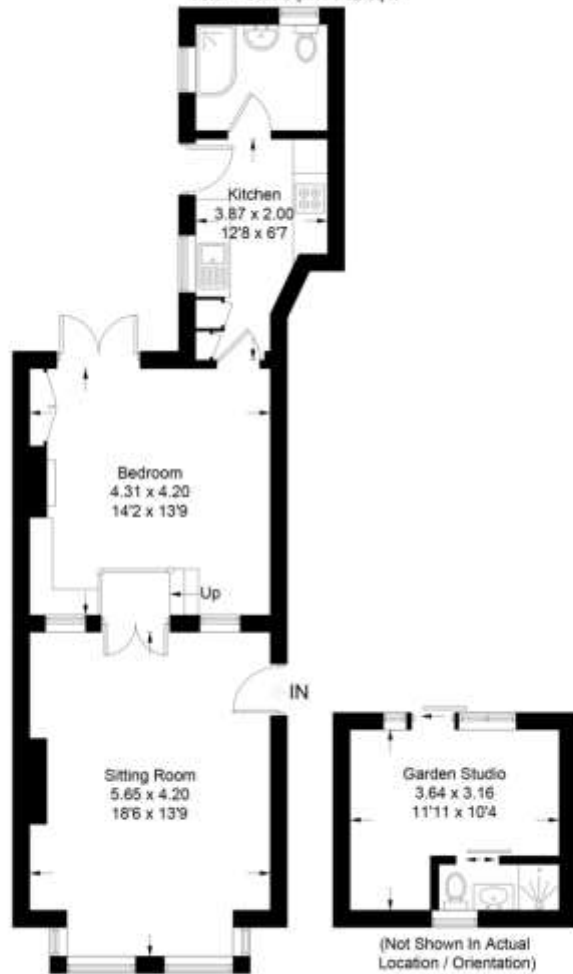
LARGE GARDEN ROOM
11' 11" x 10' 4" (3.63m x 3.15m)

COMMUNAL GARDEN
Giving side access to Julian Road



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Approximate Gross Internal Area = 54.5 sq m / 587 sq ft
 Garden Studio = 11.6 sq m / 125 sq ft
 Total = 66.1 sq m / 712 sq ft



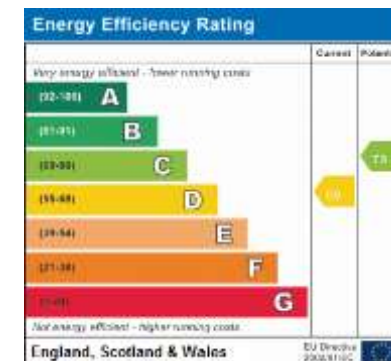
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 imageplansurveys @ 2022

Picture this...

Never has having your own private outside space been more important and what a vast, idyllic outside space you are spoiled by here! Imagine coming home after a long day and relaxing in the evening sun with a cold glass of something, what better way is there to switch off?

Alternatively, if you're feeling a bit more adventurous, then a huge choice of food, drinks and entertainment are all within a few steps of your front door!



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

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