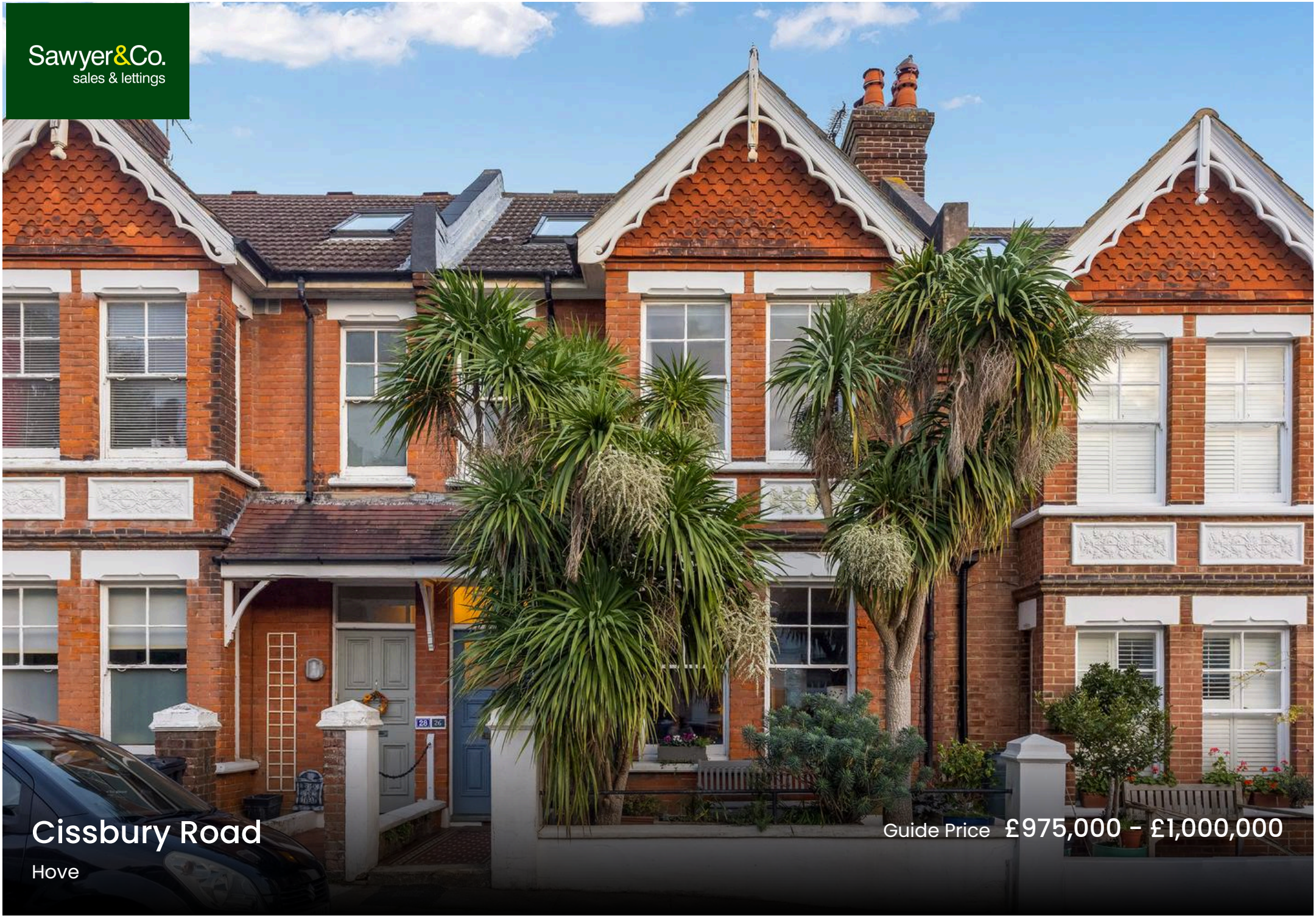

Sawyer&Co.
sales & lettings
Cissbury Road
Hove
Guide Price £975,000 - £1,000,000







Cissbury Road

Hove

Excellently positioned in a popular family-friendly area of Hove, moments from the amenities of Seven Dials, Dyke Road Park and a number of well-regarded schools. An attractive and spacious FOUR-BEDROOMED EDWARDIAN TERRACED HOUSE with a well-kept private REAR GARDEN.

Set behind a front garden, adorned with quintessential palm trees that evoke a distinctly coastal, seaside feel and featuring a traditional mosaic-tiled pathway, this attractive red-brick home is arranged across three floors and retains a wealth of charming period features.

The generous double reception room has wonderful proportions, with a large square-fronted bay window, a log burner and an array of period details including decorative cornicing, ceiling roses and picture rails. There are removeable dividing doors, which can be reinstated to re-seperate the two rooms. To the rear, the separate contemporary kitchen/diner is thoughtfully arranged with a breakfast bar and plenty of space for a dining table. Dual aspect bi-fold doors bring in an abundance of natural light and open directly onto the garden, making the space particularly well suited to indoor-outdoor living.

Four bedrooms are arranged across the first and second floors, with the principal bedroom occupying the entire top floor. This impressive space benefits from access to an en-suite shower room and two extensive eaves storage.

The three first-floor bedrooms retain plenty of period character, with features including original elegant fireplaces and large sash windows.







An amply-sized family bathroom is conveniently positioned on the first-floor hall landing.

Outside, the property enjoys a generous, well-maintained private rear garden, providing plenty of space for outdoor dining, entertaining and gardening.

The Local Area

Cissbury Road is situated close to the popular Seven Dials with its many independent shops, cafes, bars, and restaurants. When it comes to relaxing in green open spaces, Dyke Road Park and St Anne's Wells Gardens are a short walk away, offering plenty of outdoor activities, including an open-air theatre, tennis courts and children's playgrounds. It is also close to Hove Recreation Ground with large playing fields and Hove Park. Both Brighton and Hove mainline train stations are each approximately a mile away, providing great commuter links with direct access to Gatwick, London and along the coast. Brighton city centre and the cafe culture of central Hove are both easily accessible with frequent bus services running across the city and to devil's dyke with its panoramic views and scenic country walks. Local schools include Brunswick Primary School and Hove Junior School, Brighton Hove and Sussex Sixth Form College (BHASVIC), Cardinal Newman Catholic School & Sixth Form, Stanford Primary School, Brighton Girls, Brighton College Prep Hove, and Lancing Prep.

Further Information

Cissbury Road is situated within permit zone O and is currently in council tax band D, which is charged at £2,579.44 for 2026/27. EPC rating - tbc

Broadband & mobile phone coverage - prospective buyers should check the Ofcom checker website. Planning permissions - please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.



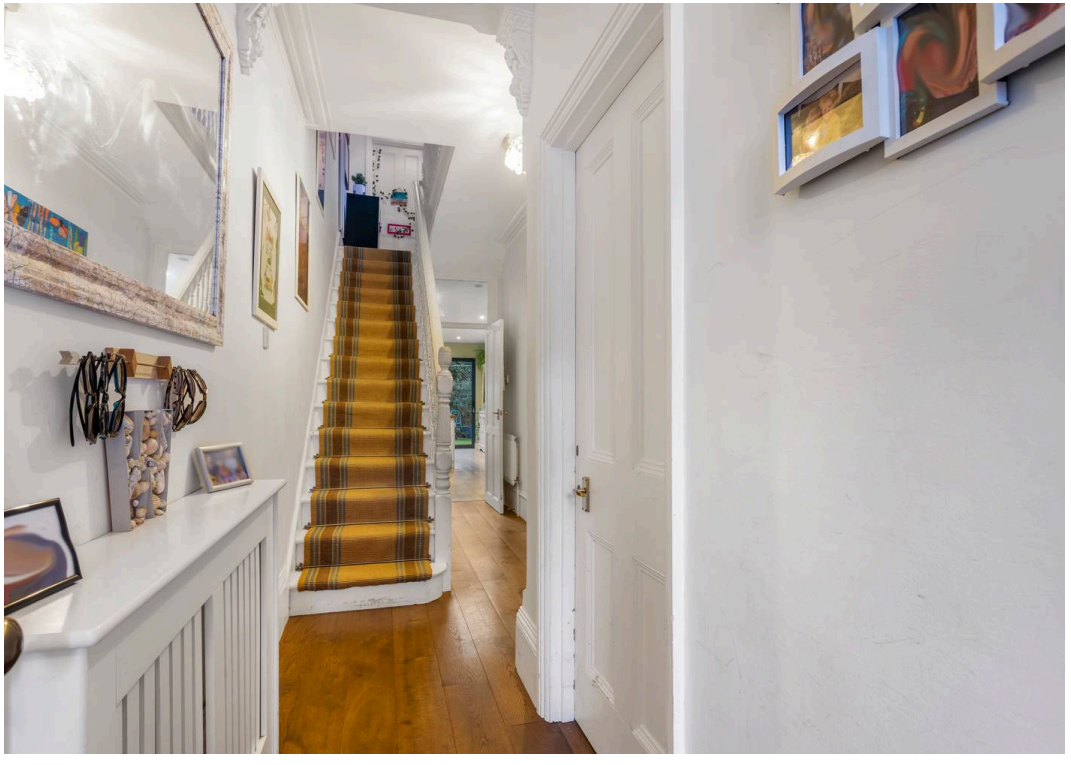




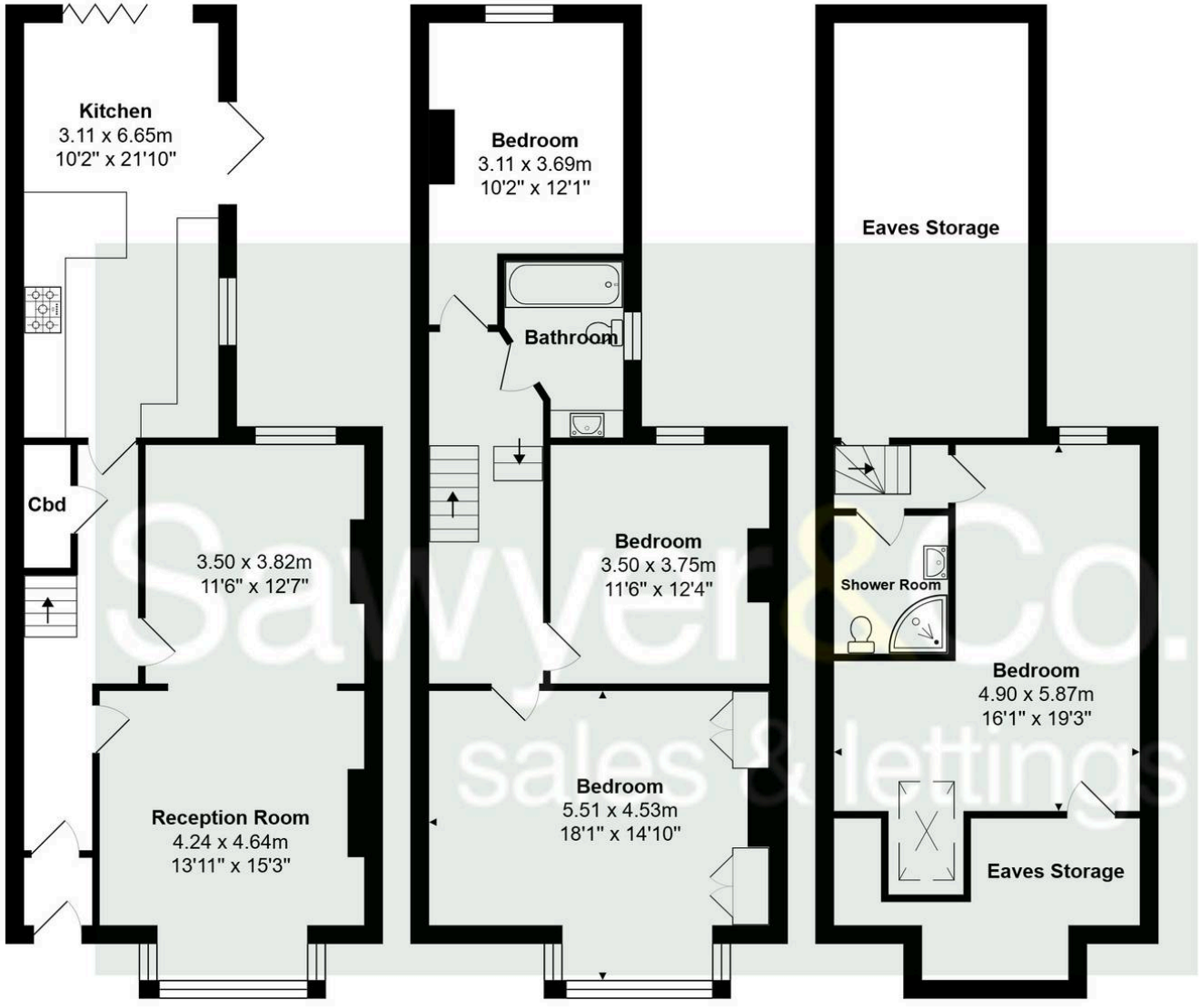












Total Area: 191.0 m² ... 2056 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co

52 Church Road, Hove, BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.