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## 103 Holland Road Hove, BN3 1JP Price Guide £1,400,000

Upon entering through the front door, you are welcomed into a spacious entryway, beautifully finished with French oak flooring that flows throughout the ground floor.

To the front of the home is a generously sized living room, with a large bay window that floods the room in natural light. Heading back through the hallway, you will find a shower room with shower, sink, and W/C before continuing through into a large kitchen/ diner offering ample storage and plenty of space for appliances such as a washing machine/ dryer and dishwasher. Beyond the kitchen, a second reception room awaits, ideal as a dining room or additional living room, with a double-glazed door that opens out onto a beautifully manicured, east-facing garden, bordered with mature shrubbery and a small patio at the end.

Ascending the stairs to the first floor are five well-proportioned bedrooms and a family bathroom and separate W/C. Four are spacious doubles, ideal for families or hosting guests, while the fifth is a comfortable single room, perfect as a home office or nursery. The family bathroom with its free-standing bath and shower completes the layout.

The property also benefits from a self-contained studio flat, accessible via a private side gate, ideal for extended family, guests, or potential rental income. A large basement and attic space offer excellent scope for further development, subject to the necessary planning permissions. Additionally, the large driveway provides off-street parking for up to four vehicles and features an EV charging port.

- Detached 5 Bedroom House spanning 3017.54 sq/ft (280.34 sq/m)
- Large East-Facing Garden
- Separate Studio Flat
- Potential For Loft and Basement Conversion (SNPP)
- Excellent School Catchments
- Close To Seafront and Local Amenities
- EV Charging Port and Off-Street Parking
- French Oak Flooring Throughout
- Versatile Space Depending On Your Family's Needs
- Council Tax Band: F

### Viewing

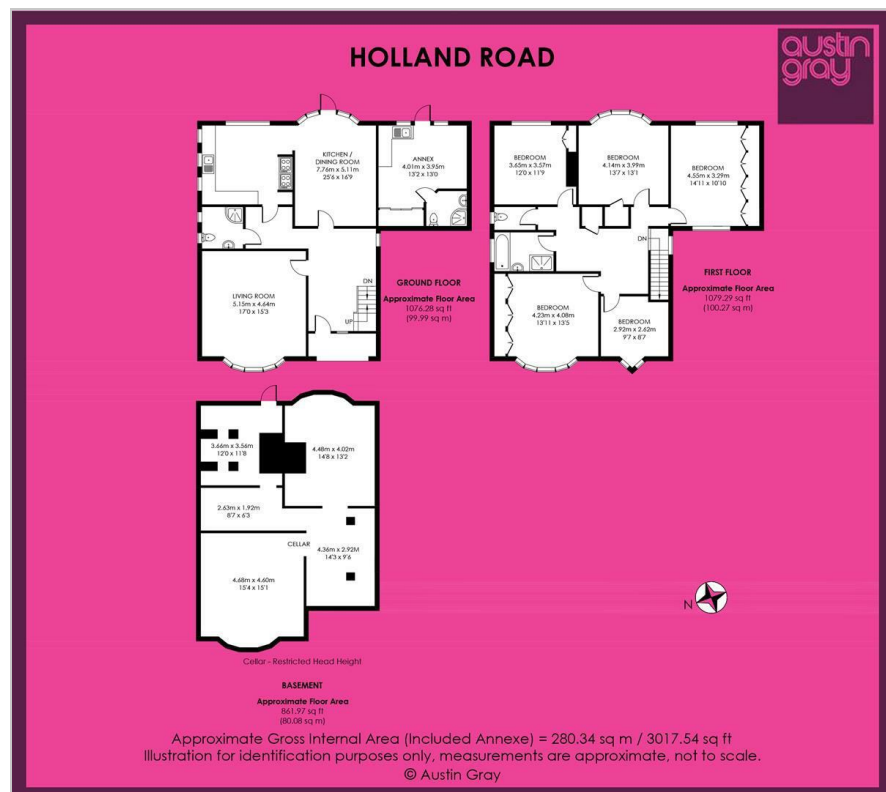
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information,

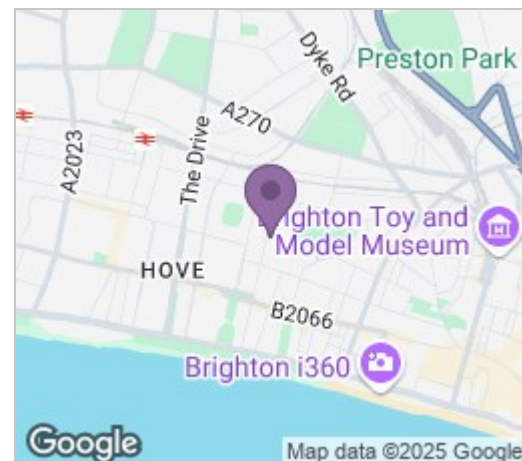




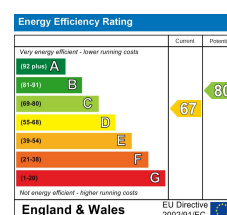
## Floor Plan



## Area Map



## Energy Efficiency Graph



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