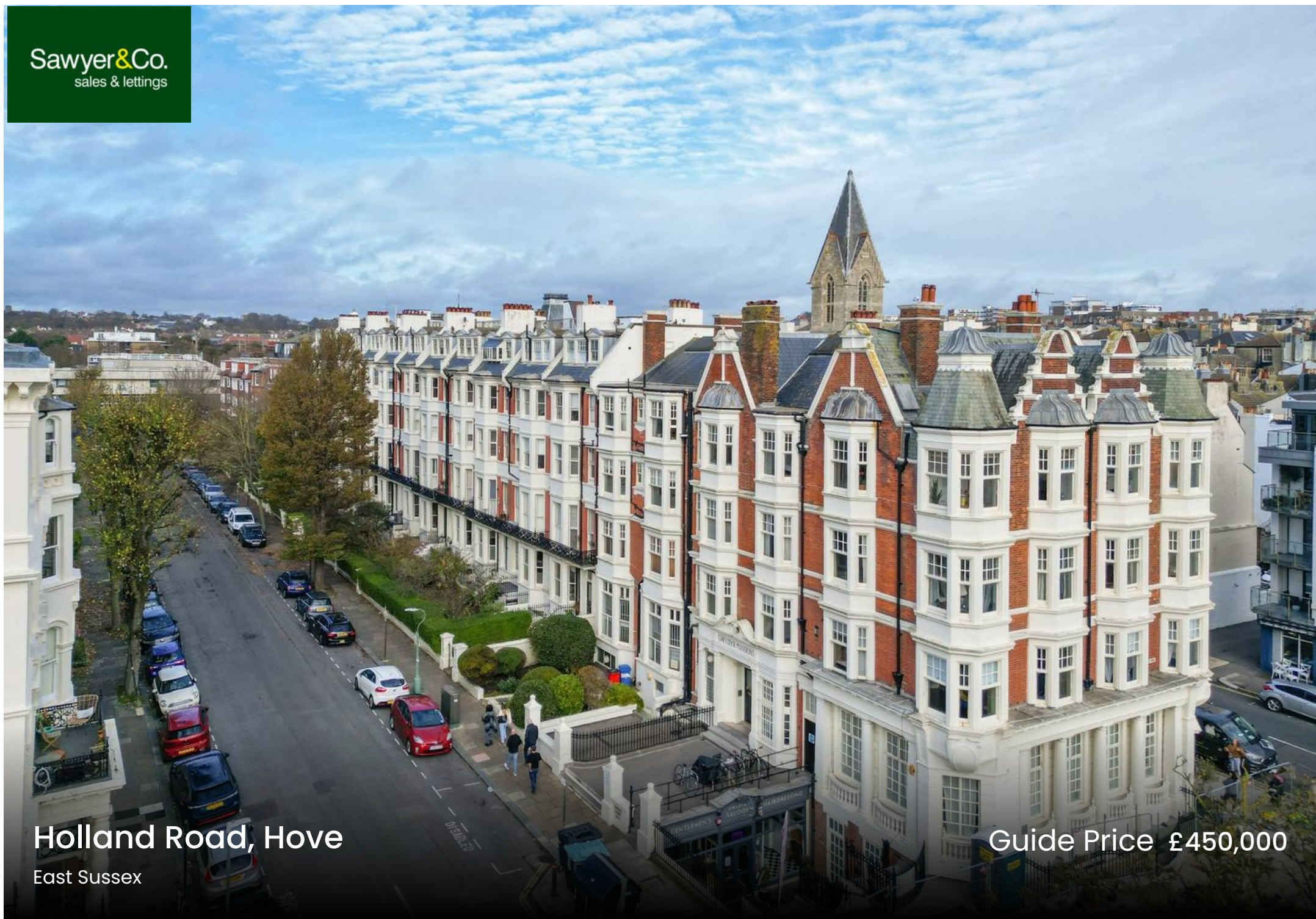


Holland Road, Hove
East Sussex

Guide Price £450,000





Situated in central Hove, one block back from the seafront, a generously-sized ONE DOUBLE BEDROOMED FIRST FLOOR APARTMENT, RECENTLY-REFURBISHED THROUGHOUT and enjoying the added benefit of EAST & WEST FACING BALCONIES.

Set within one of central Hove's most prestigious period mansion blocks, this exquisitely presented first floor apartment enjoys an unrivalled position in the highly coveted Brunswick Town conservation area. Moments from the refined cafes, boutiques and restaurants of Church Road, the location offers the very best of Hove's coastal lifestyle.

The principal reception room is an impressive space, rich in period elegance. Ornate cornicing, a classic picture rail and magnificent proportions create a room of real distinction, further enhanced by a striking floor to ceiling sash bay window that floods the space with natural light. An elegant archway leads through to a versatile adjoining room with bespoke fitted storage, providing an ideal dining area or a sophisticated workspace. The separate recently fitted kitchen is beautifully appointed, featuring a refined range of cabinetry, integrated appliances and a remarkable sash bay window that opens directly on to the west facing balcony.

The bedroom, positioned to the eastern side of the apartment, is outstanding in scale and presentation. It mirrors the refined detailing of the reception space, with intricate cornicing and a grand floor to ceiling sash window that invites in the morning light. The bathroom has been recently refurbished and offers a modern and stylish suite with a shower over the bath and a window for natural ventilation. The generous entrance hallway enhances the sense of arrival, setting a gracious tone for the home.





The apartment enjoys two ornate wrought iron balconies with east and west aspects. The larger balcony, accessible from both the kitchen and the lounge, provides an elegant outdoor space perfect for relaxing at different times of day. The communal areas of this distinguished mansion block are nothing short of remarkable. A grand entrance hall, complete with an original lift and sweeping staircase, creates an unforgettable first impression. The building is fully managed and offers the convenience of postal delivery, elevating the everyday experience of living in this exceptional home.

In the Local Area

Hove Lawns, Palmeira Square and Adelaide Crescent offer plenty of green open spaces to relax in, while the beach and seafront is never far away. For cricket fans the County ground is found on Eaton Road. Down on the seafront, a parade of local independent amenities on Kingsway includes the ever-popular Franco's Osteria, the Sugardough Bakery and the Kernel of Hove health food store. The renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice-cream, perfect for hot summer days. Hove mainline station provides convenient commuter links to London and Gatwick, and regular bus services travel all across the city and up to Devil's Dyke.

Further Information

Holland Road is located in parking zone M. The council tax band is B, which is currently charged at £1,910.06 for 2025/26.

Tenure: Unexpired term on lease -

Service Charge - £

Reserve fund contribution:

Ground Rent -

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

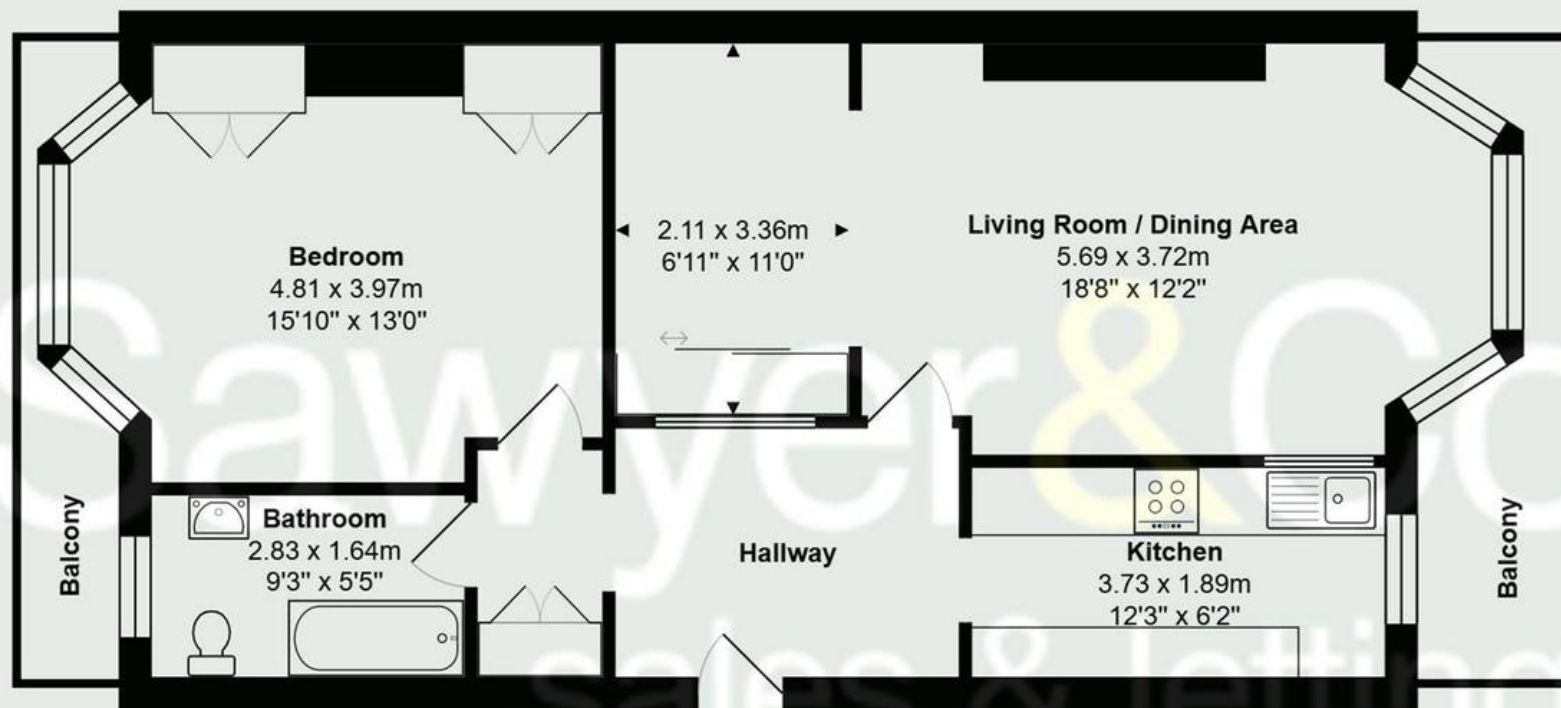












Total Area: 67.8 m² ... 730 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co– Hove

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.