



Holland Road, Hove, BN3  
**Offers In Excess Of £1,250,000**

**ASTON**  
**VAUGHAN**  
EXQUISITE



## INTRODUCING

# Holland Road, Hove, BN3

4 Bedrooms | 1 Bathrooms | East to West Aspect  
1585 Sq Ft | Large West Facing Garden | Ample Off Street Parking

Sitting within the leafy environs of Central Hove, on the border of St. Ann's Well Gardens and just a few minutes more to the beach, this substantial, semi-detached house is perfectly positioned for families with children of all ages. Homes built during the 1920s had the family unit in mind, offering generous reception rooms for the family to come together, or for entertaining within large, sun filled gardens for gatherings and playtime. This house is archetypal for the era with four sizable double rooms and two reception rooms offering a versatile layout which lends itself well to further reconfiguration and extension.

There is parking to the front for up to three cars with steps down to the door. Stepping inside you are welcomed into a bright and spacious entrance hall where there is space for hanging coats and organising shoes. The house is full of character with a wooden staircase turning up to the first-floor rooms, and wood laminate flooring flows throughout the ground floor for continuity.









From the generous entrance hall there are two very spacious reception rooms; almost equal in size, mirroring one another. To the front, the living room has a gracious bow window facing east to bring in the morning light, while a flueless gas fireplace warms the room during winter. Next door, the dining room has a summery feel with French doors looking out over the rear garden to the west, so you can spill outside for dining alfresco as the weather warms, or there is another fireplace fitted with a similar flueless gas fire for cooler nights. As versatile rooms, they can be interchangeable depending on need, with either being used as a play room, work space or bedroom if need be.









The kitchen to the rear of the house includes a range cooker within the original hearth and plenty of storage. It is here, to the rear of the house, where the potential to extend is huge. It would be possible to create a large, open plan entertaining space with a kitchen and seating area leading out to the garden, without compromising on space. Planning consents would need to be sought, but it is not a conservation area, so they are easier to come by – all food for thought.

As it stands, the split level garden is a wonderful space for children to play as there is plenty of room for children's play equipment and the border walls are original in red-brick which adds to the character of the space. The upper area is laid to lawn, whilst the lower gated area is a Yorkstone paved mature rose garden. With a westerly aspect it is a real suntrap throughout the day. Sitting in such leafy surroundings, it is hard to believe you are so close to the city here.

An impressive turning staircase leads to the first-floor landing where there are four double bedrooms and the family bathroom. The larger two rooms echo the footprint of the reception rooms below them while there are two further smaller double rooms; one to the front and the other to the rear. The family bathroom has a thermostatic multi outlet shower panel over the bath and is easily accessible from all bedrooms, plus there is a separate WC off the downstairs hall – an essential in any shared space. Bedroom two also benefits from a spacious shower in the room, ideal for busy mornings to free up the bathroom. While the decoration is in fine fettle, it would be possible to modernise in areas to add value.

From the landing, a hatch pulls down with steps leading up to the large boarded loft. This would be ideally converted to create either two further bedrooms or an expansive principal bedroom en suite, from which the views across the city would be exceptional. Also there is a wide area beside the house which could be utilised for an access stair or emergency exit if the loft were to be granted consent as a separate dwelling.









### Vendor's comments

"This has been a wonderful family home with a garden where we have entertained and hosted large numbers of guests over the years. The garden is a joy during summer and was much enjoyed by many of our visiting friends and family. The convenience of the location is wonderful. The tennis courts and the children's playground in St. Anne's Well Garden are only a couple or three hundred yards away. The park hosts some wonderful events during the summer and has a fantastic café and play area for little ones. Schools are nearby too, and we were fortunate enough that our three children all attended schools within easy walking distance. There is also easy access to shops, a brilliant bus service (number 7) and both stations, Hove and Brighton are around twenty minutes walk away. We simply no longer need the space now the children have grown, but we will miss it here hugely."













## LOCATION GUIDE

### Good to Know

Local shops nearby, Waitrose 15 min walk or 3 min drive

Hove Station 16 min walk or 5 min drive

Hove Park 5 min walk, Hove Rec 4 min walk

### Education

Primary: Stanford Infants and Junior Schools, Bilingual School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

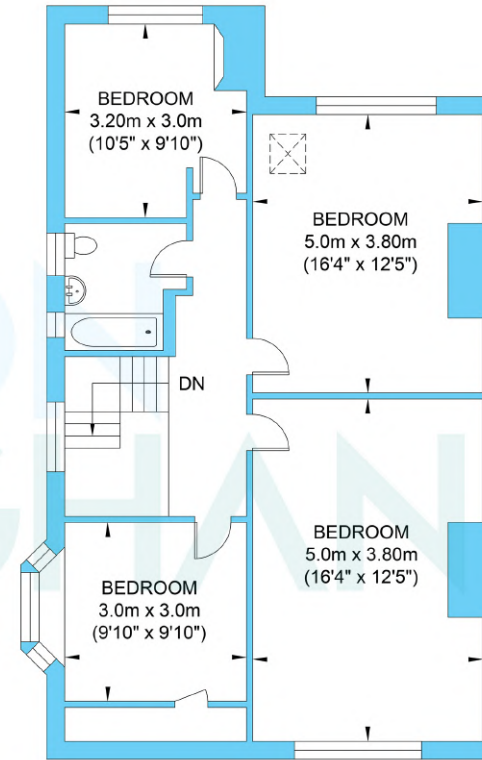
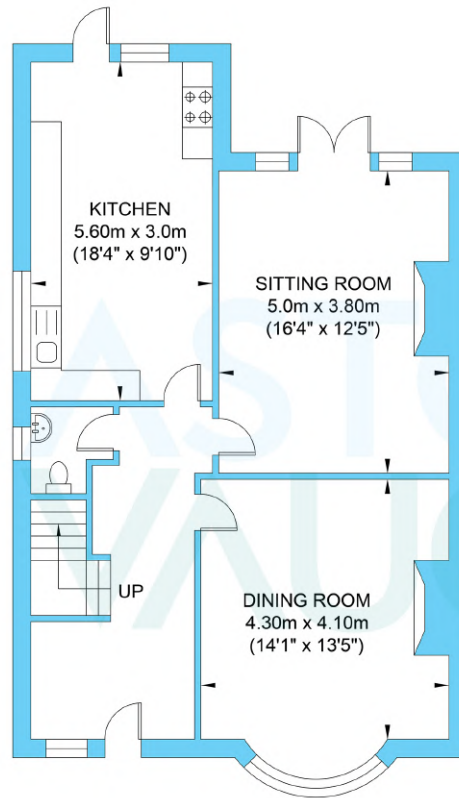
Private: Brighton College, Lancing Prep, Brighton Girls School

### Location Guide

This big bright home is in a sought-after area just by Hove Park which has an extremely wide range of leisure facilities. While this house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, where you'll find Georgian lanes, theatres and several shopping districts, each with their own unique character and style. The clean beaches of Hove are within walking distance where you can swim or picnic on the lawns, and the city centre shops are a short drive away. For commuters, both Hove and Preston Park Stations are an easy walk, and the A23/A27 are just a few minutes away by car. You are also within catchment for some of the city's best primary and secondary schools, making this a highly attractive and exciting prospect for families, professionals and commuters alike.







Ground Floor  
Approximate Floor Area  
768.11 sq ft  
(71.36 sq m)

First Floor  
Approximate Floor Area  
817.84 sq ft  
(75.98 sq m)

Approximate Gross Internal Area = 147.34 sq m / 1585.95 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.