

# Holland Road

## Hove

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## About the property

**\*\* Pre Auction Offers Welcome \*\***

Nestled in the vibrant heart of Hove on Holland Road, this bright and convenient studio flat presents an excellent opportunity for those seeking a comfortable living space. Ideal for single occupancy, this self-contained apartment is designed with both practicality and style in mind.

Upon entering, you will be greeted by a well-proportioned studio area, adorned with high ceilings and a large window that allows natural sunlight to flood the room, creating a warm and inviting atmosphere. The kitchenette, conveniently located just off the studio, is equipped with essential fittings, making meal preparation a breeze. The private bathroom offers both privacy and functionality, ensuring all your needs are met.

The flat is neutrally decorated, providing a blank canvas that allows you to easily personalise the space to reflect your own taste. Electric heating throughout guarantees a cosy environment, while the added benefit of fire escape access enhances safety and peace of mind.

Location is key, and this property does not disappoint. Situated within walking distance of a variety of shops, cafes, and essential amenities, you will find everything you need right on your doorstep. For those who commute, Hove Station and nearby bus stops offer excellent transport links, making it easy to explore the vibrant offerings of both Hove and Brighton.

Whether you are a first-time buyer, an astute investor, or simply in search of a convenient pied-à-terre, this studio flat combines functionality, charm, and an enviable location. Seize this fantastic opportunity and make this delightful space your own!

# Holland Road Hove

£80,000



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BEDROOM

1

RECEPTION

1

BATHROOM







SCAN HERE TO VIEW ALL AUCTION PROPERTIES

**Second Floor**  
Approx. 19.5 sq. metres (209.9 sq. feet)



Total area: approx. 19.5 sq. metres (209.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**LEX**TONS

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

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