



## Holland Road, Hove BN3 1JE

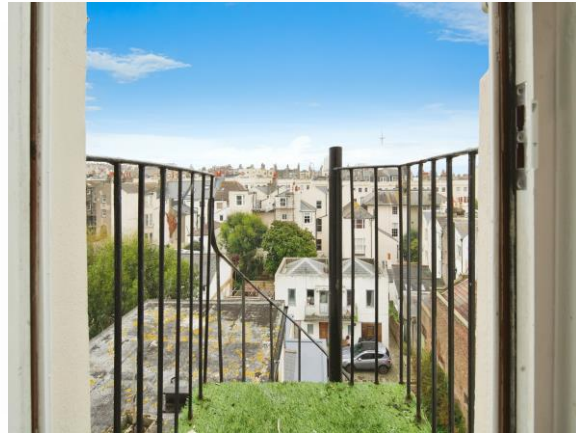
*An extremely bright and spacious two bedroom apartment occupying the entire top floor of this attractive period building adjacent to Hove seafront.*



**welcome to**

## **Holland Road, Hove**

A spacious two bedroom top floor apartment in an attractive period townhouse, close to Hove seafront. As you enter the property there is a good size entrance hallway with plenty of built in storage. The spacious living room has an elevated view down Holland Road to the sea. The other side of the sitting room there is a spacious master bedroom. At the rear of the property there is a kitchen/breakfast room, modern bathroom and a decent size second bedroom. There are elevated This apartment is situated on the section of Holland Road between Western Road and Hove seafront and lawns. There are a plethora of bars, restaurants, cafes and independent shops all within easy walking distance. sea glimpses from all rooms.





Total floor area 64.0 sq.m. (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Holland Road, Hove

- Bright and spacious top floor apartment
- Large living room with sea views
- Sea view from all room
- Two bedrooms
- Kitchen/breakfast room
- Bathroom
- Entrance hallway with plenty of built in storage
- Well managed building in good order

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£265,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BHF113792](https://fox-and-sons.co.uk/Property/BHF113792)



Property Ref:  
BHF113792 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**