



## Flat 3, 26 Holland Road, Hove, BN3 1JJ

£1,700 Per Month

Holland Road is perfectly placed between both Hove seafront and Western Road being within a close walk to both Brighton and Hove City Centres with their excellent range of bars, restaurants and shopping facilities.

This beautiful and well laid-out apartment forms part of this attractive period property in one of Brighton & Hove's most sought after roads.

- Second Floor Apartment
- 70 Sq.Mt / 753 Sq.Ft
- 18' x 17' Living Room
- Separate Kitchen
- Two Bedrooms
- Bathroom/WC
- Gas Central Heating
- Part Furnished
- Adjacent to Hove Lawns/Seafront
- Available Beginning June







Accommodation is excellently laid out over the entire second floor of this beautiful period property and has the benefit of an excellent 18' x 17' living room which is the stand out feature.

Inside you get a sense of space with a split-level entrance hall leading to all rooms. The generous East-facing lounge (18'8 x 17'11) features exposed varnished floorboards, whilst also enjoying a dual aspect East & South with sea glimpses from the latter aspect.

There are two bedrooms with the master offering fitted wardrobes and the second bedroom being 15' in length which gives space for a wardrobes too. Furthermore there is a separate kitchen and bathroom/WC in between the bedrooms and main living area.



2 Church Road, Hove, East Sussex, BN3 2FL

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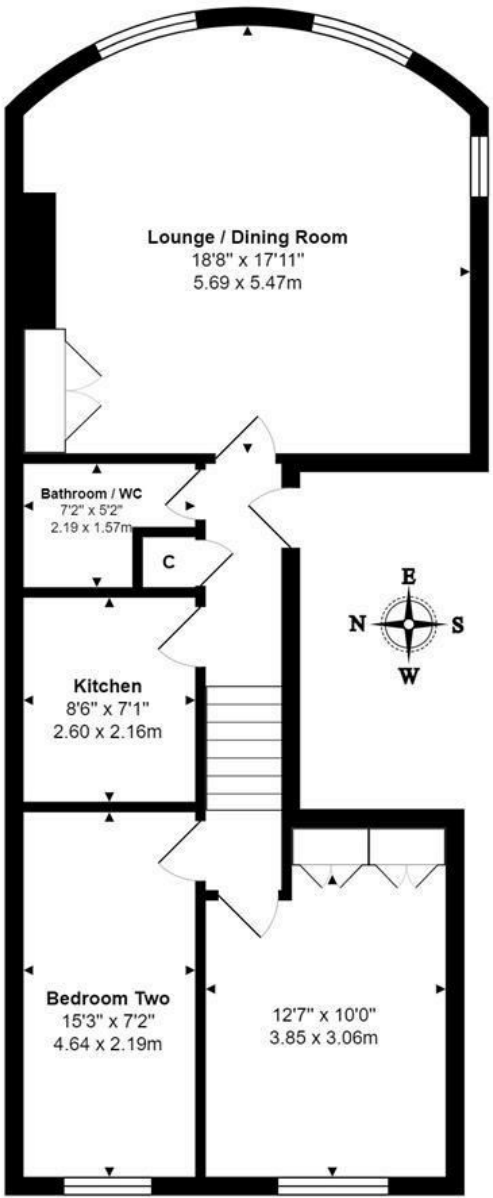
**E:** mail@elliottsestateagents.co.uk

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Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL



*Working hard for you*



Total Area: 753 ft<sup>2</sup> ... 70.0 m<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
102 (max)	A		
69-91	B		
39-68	C	66	70
15-38	D		
1-14	E		
	F		
	G		

Not energy efficient - higher running costs

England & Wales EPC Directive 2002/91/EC

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