



1 Alveston Court Holland Road, Hove, BN3 1JP

Asking price £475,000

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Spacious Ground Floor Apartment with Large Private Rear Garden in Prime Central Hove Location

This ground floor apartment offers the perfect blend of period charm and modern convenience. The spacious well planned accommodation includes a large lounge with original features that add character and warmth to the space.

The modern kitchen breakfast room is ideal for both everyday living and entertaining, while two bedrooms provide comfortable accommodation.

To the rear, a lovely large private garden offers a peaceful retreat—rare for such a central location.

Located just moments from the vibrant Western Road, you'll have easy access to a fantastic array of popular pubs, bars, independent coffee shops, and restaurants. The iconic Hove seafront, with its famous lawns and beaches, is also within walking distance, making this an ideal home for anyone looking to enjoy the very best of coastal city living.

Spacious L-Shaped Entrance hall

Two Built in Cupboards. Wall mounted boiler. Casement door providing access to rear garden.

Lounge

15'5 x 25'6 (4.70m x 7.77m)

Spacious bright living space with favoured West aspect. Recessed dining area leading through to lounge. Three large sash windows affording good natural light. Decorative ornate ceiling cornice, Original Fireplace and stripped wooden floor.

Kitchen / Dining Room

13'5 x 7'6 (4.09m x 2.29m)

Cream coloured Hi-Gloss kitchen units at base and eye level comprising cupboards, drawers and granite effect counter tops. Stainless steel oven, hob and extractor fan, inset sink unit, tiled splash back. Breakfast bar, picture window with views of rear garden.

Bedroom 1

12'1 x 17'5 (3.68m x 5.31m)

Good size double bedroom with access to-

En Suite Shower Room

Tiled shower cubicle with electric shower. Wash hand basin and wc.

Bedroom 2

7'5 x 11'2 (2.26m x 3.40m)

Good size second bedroom with west facing window.

Bathroom

6 x 6'11 (1.83m x 2.11m)

Fully tiled walls. White suite comprising bath with shower over, vanity unit and wc.

Rear Garden

Very generous sized garden for a town centre property. Lower paved patio area with steps rising to good size raised section laid to lawn. Various mature trees / shrubs. Useful garden shed.

Outgoings / Additional Information

Service Charges-The flat is responsible for 12.5% of the maintenance charges.

Service Charges are paid every 6 months. The last 2 payments were £921.13 and were paid in October 2024 and March 2025.

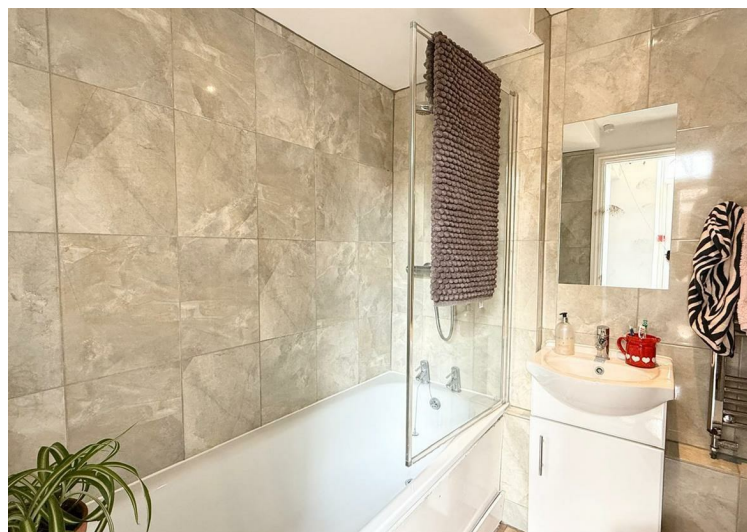
No Ground Rent as flat has a share in the freehold.

Council Tax Band- C Parking Zone- O

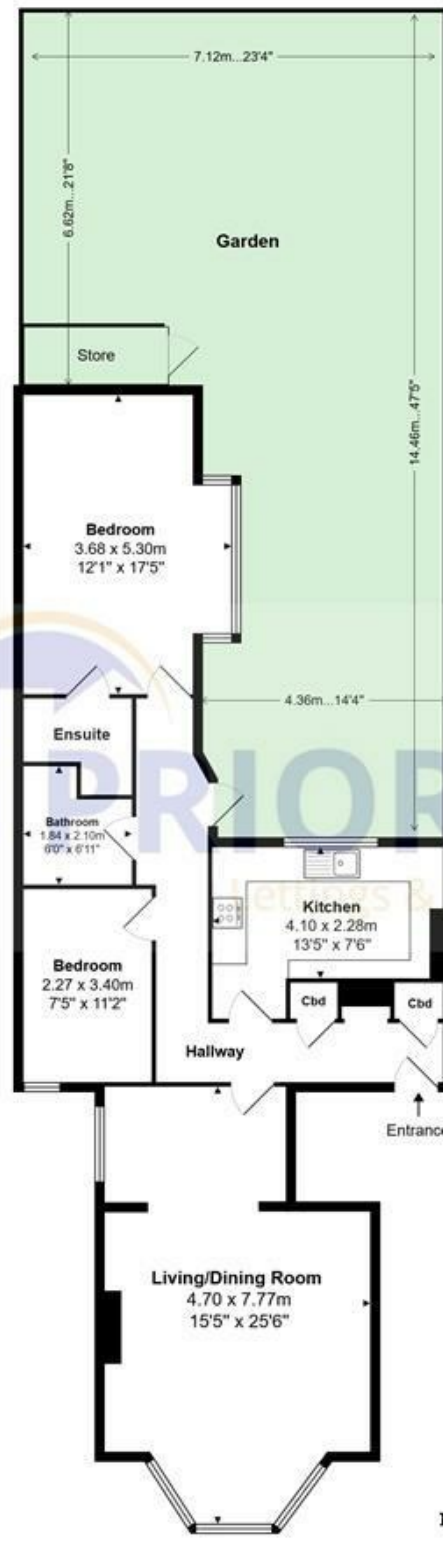


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	73
England & Wales		
EU Directive 2002/91/EC		

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Total Area: 87.4 m² ... 941 ft² (excluding garden)

All measurements are approximate and for display purposes only

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