

30 Holland Street

Brighton BN2 9WB

Guide Price: £500,000 - £550,000

- PRESENTED IN EXCELLENT ORDER
- ARRANGED OVER THREE FLOORS
- WONDERFUL KITCHEN/LIVING ROOM
- THREE DOUBLE BEDROOMS

- SPACIOUS FAMILY BATHROOM
- DELIGHTFUL PATIO
- DESIRABLE LOCATION
- PERIOD FAMILY HOME

This beautifully presented period family home is arranged over three floors and offers a perfect blend of character and contemporary living. Finished to an exceptional standard throughout, the property features a stunning open plan kitchen and living space, complete with bi-fold doors that open seamlessly onto a private patio garden ideal for entertaining and everyday family life.

The home boasts three generously sized double bedrooms and a stylish, well-appointed family bathroom. Thoughtfully designed interiors and bespoke finishes add to the overall sense of quality and individuality.

Situated in the highly sought after Hanover district, the property enjoys a prime location within easy walking distance of Brighton Station and the vibrant city centre, making it ideal for commuters and those looking to enjoy everything the city has to offer.

ENTRANCE HALL Painted floorboards, sash window.

BEDROOM 3 Sash window, radiator.

BATHROOM Bespoke suite with central freestanding bath, separate walk-in shower, sink with drawers under, low level w.c, part tiled walls, tiled floor, UPVC double glazed bay window, radiator with towel rail.

GARDEN LEVEL

KITCHEN/LIVING ROOM Delightful space with bi-fold doors opening onto the patio garden. The kitchen incorporates sink with mixer tap, 'Quartz' worksurface with range of cupboards and drawers under, five ring gas hob, electric oven, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, radiator, wood floor, UPVC double glazed window.

FIRST FLOOR

LANDING Hatch to loft, sash window.

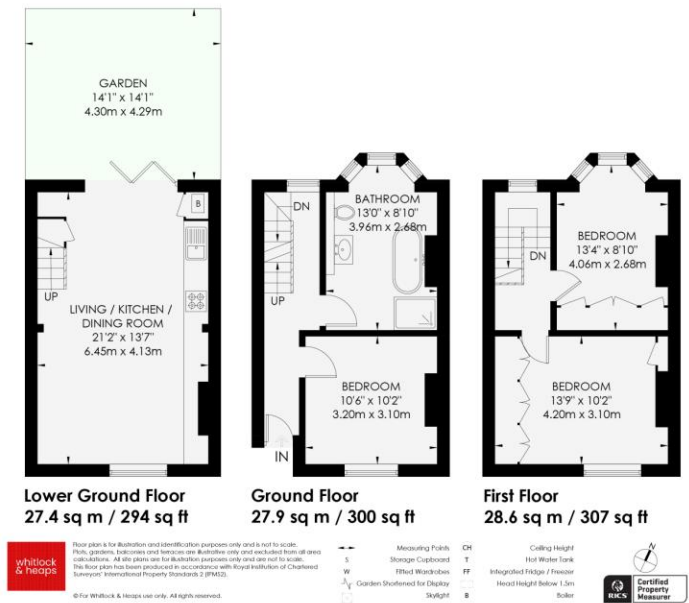
BEDROOM 1 Range of fitted wardrobes, single fitted cupboard, feature fireplace, sash window, radiator.

BEDROOM 2 Fitted wardrobes, feature fireplace, radiator, UPVC double glazed bay window.

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

HOLLAND STREET
BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
83.9 sq m / 901 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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