



## 4 CONISTON COURT HOLLAND ROAD HOVE, BN3 1JU

£300,000  
LEASEHOLD

Guide Price £300,000 - £325,000. Fantastic two bedroom apartment with private balcony and the benefit of unallocated parking. This bright and spacious apartment, occupying the lower ground floor, is superbly presented throughout with accommodation comprising: two bedrooms, good sized lounge diner, modern kitchen and bathroom.

This central location is excellently positioned to access all the City has to offer. There are popular local shops, cafes and restaurants close by, most notably at Seven Dials and Church Road/ Western Road. St Anns Well Gardens is just around the corner and Hove Seafront is within easy reach. Brighton & Hove mainline stations both provide regular and direct links to London.

# Nicholas James

SALES LETTINGS AUCTIONS





### Flat 4 Coniston Court

Approximate Gross Internal Area = 62.3 sq m / 670 sq ft

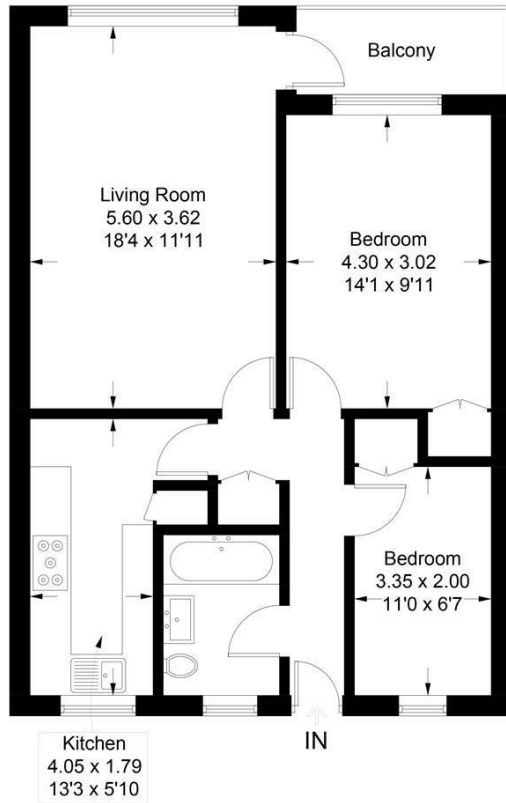


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282707)



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>		71	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

**Nicholas  
 James**

SALES LETTINGS AUCTIONS