134 Holland Road, Hove, East Sussex, BN3 1JR

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Guide Price £400,000 - £450,000 Leasehold

- Three storey town house
- Deceptively spacious
- Three double bedrooms
- 17' Living room/dining room
- Modern fitted kitchen
- Ground floor cloakroom
- Stylish bathroom
- Secure undercroft parking
- Within walking distance to Hove station & the seafront
- Close to Hove Park & St Ann's Well gardens

GUIDE PRICE £400,000 to £425,000

Situated on the charming Holland Road in Hove, this deceptively spacious townhouse offers a delightful blend of modern living and convenience. Spanning an impressive 1,119 sq ft, the property is thoughtfully arranged over three floors, providing ample space for both relaxation and entertaining.

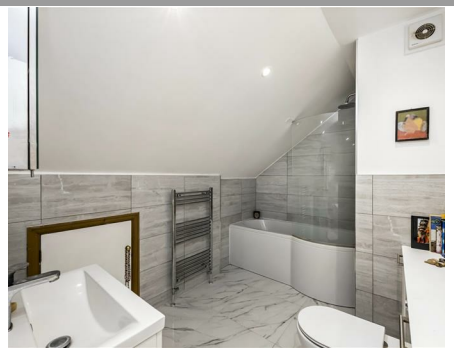
The 17ft bright and airy, living/dining room is positioned on the first floor and serves as the heart of the home. This inviting area is perfect for family gatherings or hosting friends. The modern fitted kitchen is well-equipped, making meal preparation a pleasure. Additionally, the ground floor cloakroom adds a practical touch for guests.

The townhouse boasts three well-proportioned double bedrooms, ensuring that there is plenty of room for family or visitors. The stylish bathroom is designed with contemporary fixtures, providing a serene space to unwind.

For those who value convenience, the property includes secure undercroft parking, a rare find in this vibrant area. Furthermore, the location is ideal, being within walking distance to Hove mainline station and the seafront. Nature enthusiasts will appreciate the proximity to Hove Park and St Ann’s Well gardens, perfect for leisurely strolls or outdoor activities.

This property is an excellent opportunity for anyone seeking a comfortable and stylish home in a sought-after location. With its blend of space, modern amenities, and accessibility, it is sure to appeal to a wide range of buyers.

Holland Road is situated in a prime position with many attractions including Hove seafront, Church Road and George Street for a wide range of shops. There are what are considered to be good schools catering for all age groups as well as the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.



Entrance

Entrance Hallway

Bedroom
13'5 x 11'2

Bedroom
10'6 x 8'2

G/f Cloakroom/WC
4'11 x 2'11

Stairs rising to First Floor

Living Room
17'1 x 15'1

Kitchen
9'10 x 8'2

Stairs rising to Second Floor

Bedroom
16'5 x 11'10

Family Bathroom
10'6 x 7'7

OUTSIDE

Undercroft Parking

Property Information
970 years remaining on the lease
Service Charge - £1,500 p/a
Ground Rent - Peppercorn
Council Tax Band E: £3,152.65 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Undercroft Parking and restricted on-street parking - Zone O
Broadband: Standard 19 Mbps and Superfast 80 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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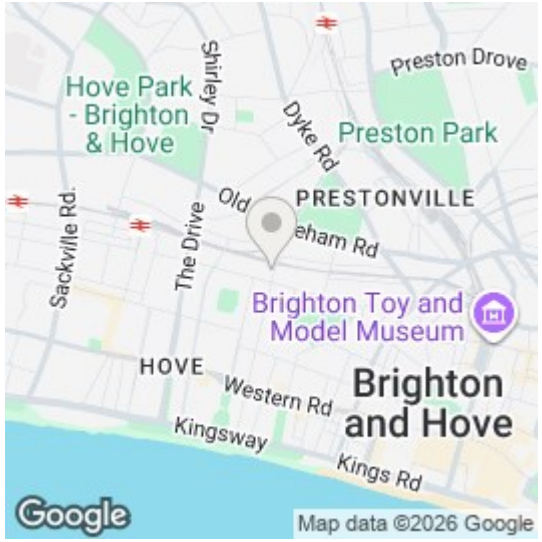
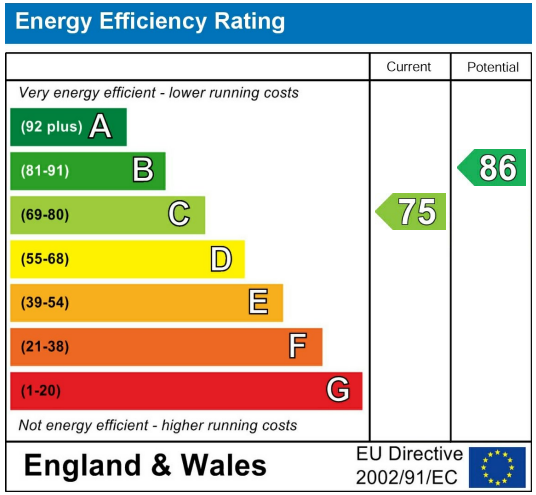


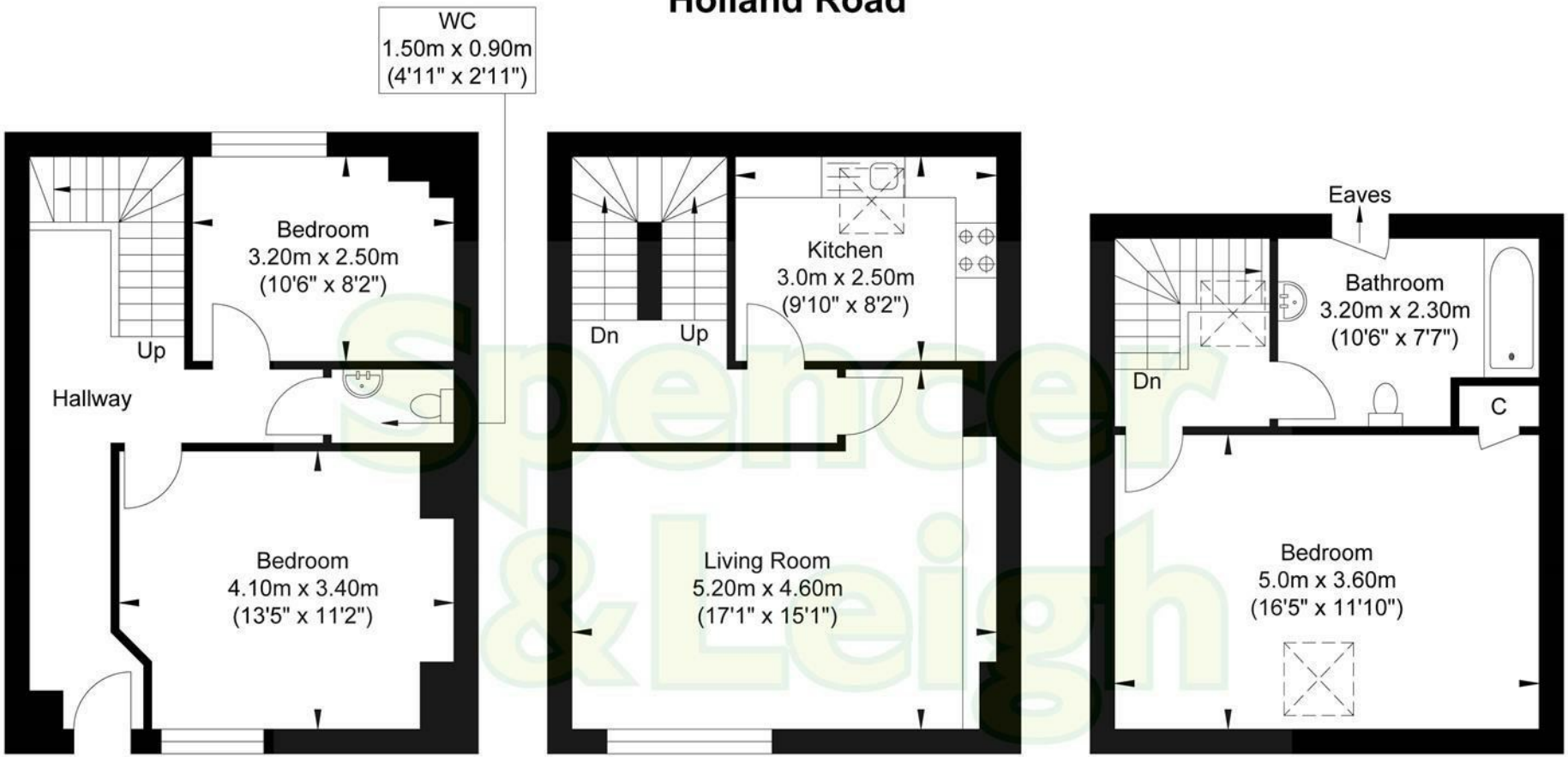
Council:- BHCC
Council Tax Band:- E



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Holland Road



Ground Floor
Approximate Floor Area
391.80 sq ft
(36.40 sq m)

First Floor
Approximate Floor Area
391.80 sq ft
(36.40 sq m)

Second Floor
Approximate Floor Area
335.83 sq ft
(31.20 sq m)

Approximate Gross Internal Area = 104.0 sq m / 1119.43 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.