



Coniston Court Holland Road, Hove BN3 1JU

A well-presented two bedroom apartment situated on the second floor, close to St. Ann's Well Gardens and Hove lawns.

welcome to

Coniston Court Holland Road, Hove

This two bedroom apartment situated on the second floor located in central Hove. A separate kitchen that leads out onto the airy and spacious living/dining area, two large double bedrooms both with built-in wardrobes and a separate bathroom. This purpose built block is close to the local shops, bars and restaurants in both Church Road and Western Road and is a short walk to Hove Station and a short distance from Hove seafront and lawns.





Total floor area 67.7 m² (728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Coniston Court Holland Road, Hove

- Purpose built apartment
- Second floor
- Short walk to St. Ann's Well Gardens
- Close to Hove Station
- Spacious living/dining area
- Two double bedrooms
- Modern bathroom
- No onward chain

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: 2300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£290,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BHF114343 - 0010



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