



Coniston Court

Holland Road, BN3 1JU

£280,000 Leasehold

EPC Rating C

- Well presented spacious 1 bedroom apartment
- Updated fitted kitchen, large living room
- Large bedroom and new shower room
- Residents parking available

H₂O
HOMES



It's all about location, location, location and this superb one bedroom apartment with residents parking has it all! Perfectly situated within walking distance of the charming Palmeira Square, which leads down to Hove Lawns and the seafront, the property also enjoys close proximity to the Sussex County Cricket Ground, St Ann's Well gardens and the eclectic mix of independent shops, cafés and restaurants along the ever popular Church Road. The location is further enhanced by excellent transport links, with easy access to the main A27, Hove Station, and convenient bus routes nearby providing direct connections to Brighton Station and beyond.

We are pleased to present this spacious one bedroom apartment, which has undergone a thoughtful programme of updating to create a stylish and comfortable living space. Improvements include an updated fitted modern kitchen, a newly fitted contemporary shower room, solid wood flooring throughout the hallway, living room and bedroom and full redecoration in elegant Farrow & Ball colour schemes across all principal rooms. Upon entry, the welcoming hallway offers excellent storage solutions with a range of built-in cupboards and leads seamlessly into the living room. This bright and inviting space benefits from a large picture window, allowing an abundance of natural light to flood the room. The

updated fitted kitchen is conveniently located off the living area and has been finished to a high standard, offering both functionality and modern design. The generously sized bedroom also enjoys a large picture window, along with useful built-in storage and ample space to accommodate additional furniture if required. Completing the accommodation is a beautifully finished shower room, providing a sleek and contemporary feel. Further advantages include residents' parking available on a first-come, first-served basis. With its modern finishes and well-proportioned rooms, this apartment would make an ideal home for first-time buyers, downsizers or investors alike.

ENTRY

Pathway and stairs from the road to secure communal entrance with entryphone system. Stairs or lift to lower floor. Individual door to apartment.

ENTRANCE HALL

Security entry phone system. Radiator. Telephone point. Power point. Large double storage cupboard. Further storage cupboard housing electrical distribution box and gas meter. Ceiling light. Solid wood floor.

LIVING ROOM

17' 10" x 10' 10" (5.44m x 3.3m)

Large westerly facing double glazed picture window with fitted venetian blinds. Radiator. TV point. Power points. Ceiling light. Solid wood floor.



KITCHEN

8' 9" x 6' 4" (2.67m x 1.93m)

Southerly facing double glazed window. Fitted kitchen with range of wall and base units. Solid wood worktops with tiled splashbacks. Ceramic sink with mixer tap and drainer. Zanussi electric fan assisted oven and electric hob. AEG extractor hood over. Freestanding Hotpoint fridge and freezer. Bosch washing machine. Glowworm gas combination boiler. Power points. Ceiling light. Ceramic tiled floor.

BEDROOM

15' 5" x 10' 1" (4.7m x 3.07m)

Southerly facing double glazed picture window with fitted roller blind. Double storage cupboard. Radiator. Power points. Ceiling light. Solid wood floor.



SHOWER ROOM

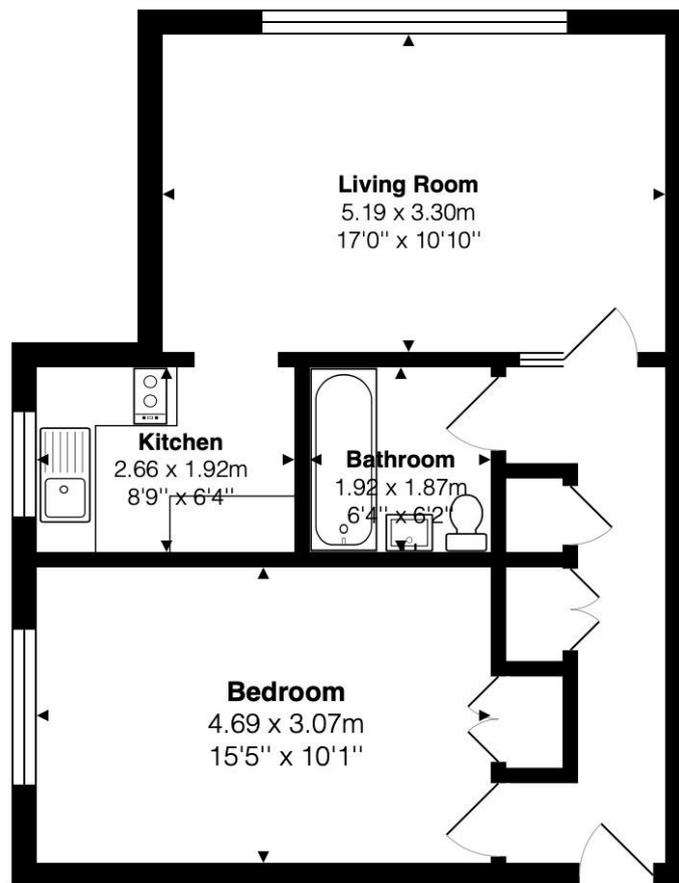
6' 4" x 6' 2" (1.93m x 1.88m)

Part tiled. Contemporary suite comprising glazed shower cubicle with rain shower head and further hand held attachment. Hand basin with mixer tap and wall mounted mirror over. Low level WC. Bathroom cabinet. Heated towel rail. Ceiling light. Ceramic tiled floor.

PARKING

Permit parking on a first come, first served basis.





Lower Ground Floor
Area: 51.4 m² ... 553 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

SERVICE CHARGE

£2,126.13 to include maintenance and buildings insurance.

GROUND RENT

£100.00 approx per annum

TENURE

Leasehold

COUNCIL TAX BAND

Tax band A

LOCAL AUTHORITY

Brighton & Hove City Council

OFFICE

34 Waterfront, Brighton Marina Village,
Brighton, East Sussex, BN2 5WA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements