

# 16 Coniston Court, Holland Road

Hove BN3 1JU

Asking Price Of £230,000  
Leasehold

- CENTRAL LOCATION
- NEUTRALLY DECORATED
- ONE DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- WEST FACING LIVING ROOM
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZED WINDOWS

A bright and spacious one double bedroom apartment situated on the first floor, beautifully presented with neutral décor throughout. The generous living room is flooded with natural light thanks to its large west-facing window, creating a warm and inviting space perfect for relaxing or entertaining.

The property further benefits from a separate kitchen and a well-appointed bathroom, offering a practical and comfortable layout.

Offered to the market with no onward chain, this apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a seaside retreat. Ideally located within a short walk of the seafront and a vibrant selection of local independent shops, cafés, and eateries, the property combines convenience with coastal living.

### ENTRANCE HALL

**Three fitted cupboards, radiator.**

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with concealed extractor over, electric oven, space for washing machine and fridge, UPVC double glazed window, tiled splashback, cupboard housing 'Worcester' gas fired boiler.

**LIVING ROOM** Large West facing UPVC double glazed window, radiator.

**BEDROOM** Spacious room with fitted double wardrobe, UPVC double glazed window, radiator.

**BATHROOM** Comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor, part tiled walls.

### OUTGOINGS

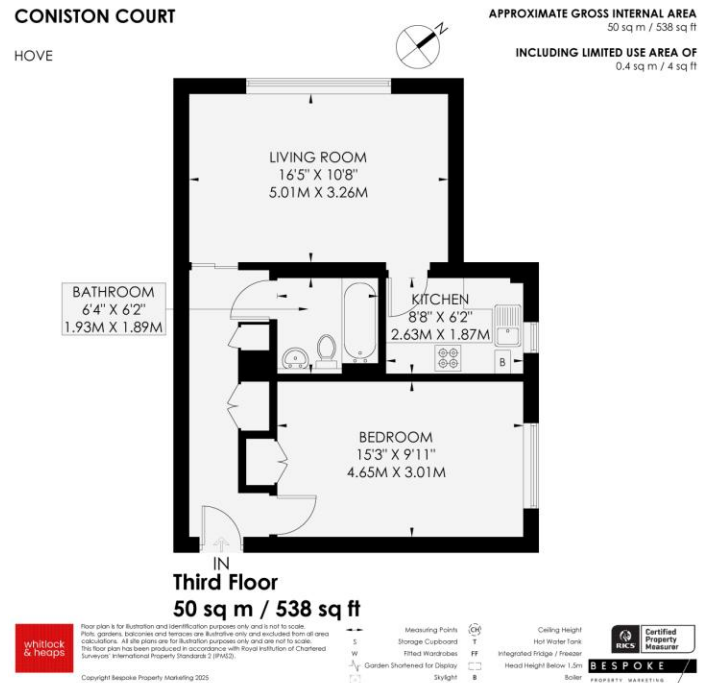
**LEASE** 125 year from November 2006

**MAINTENANCE** £1,063.07 per half year.

**GROUND RENT** £50 per half year.

### COMMUNAL PARKING

**Council Tax Band A** as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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