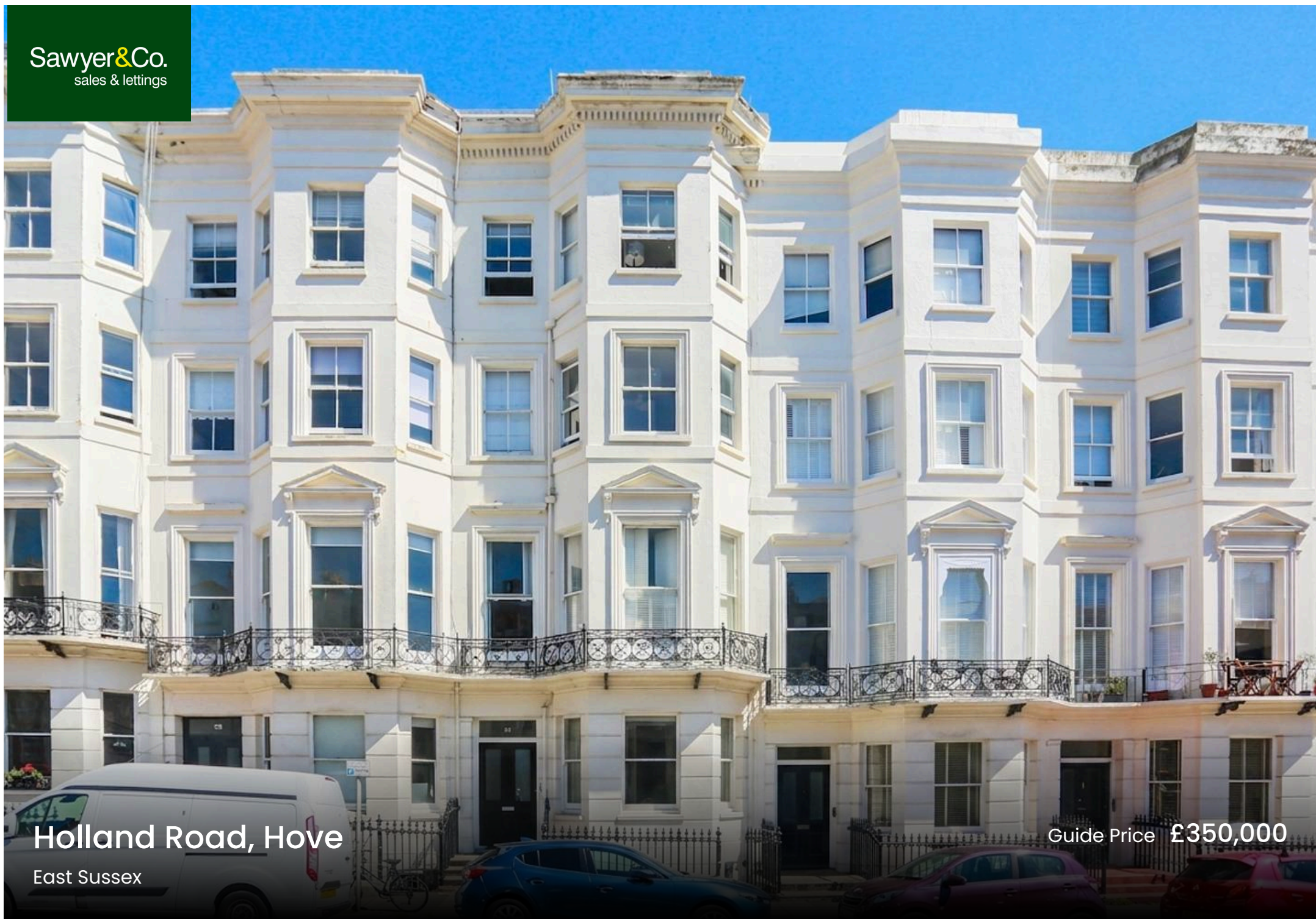




Holland Road, Hove

East Sussex

Guide Price £350,000





## Holland Road, Hove

Situated in central Hove, close to the seafront, a generously-sized TWO BEDROOMED SECOND FLOOR APARTMENT benefitting from a WEST-FACING aspect, HIGH CEILINGS and SASH WINDOWS. Sold with NO ONWARD CHAIN.

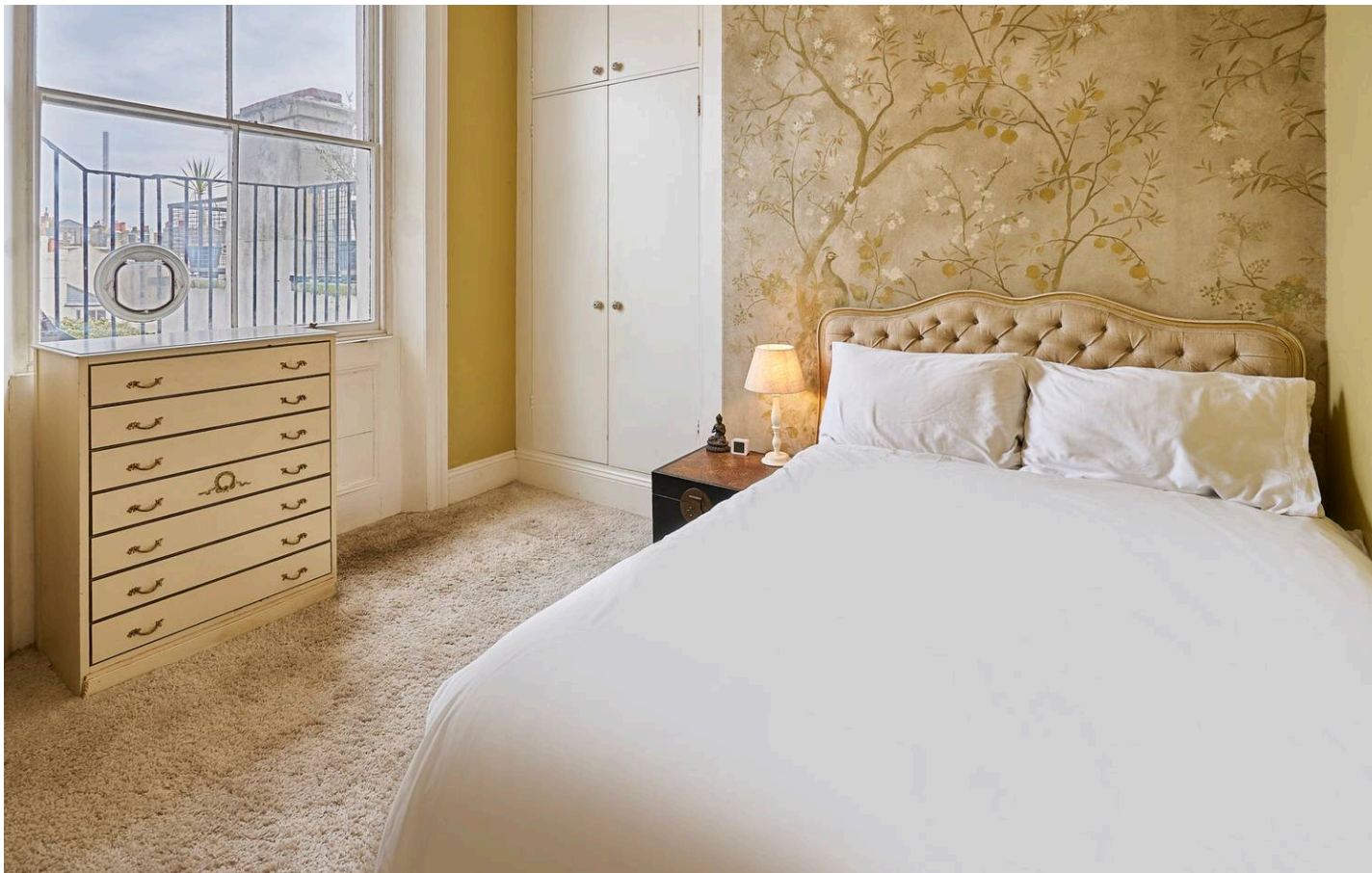
Set in the heart of Hove, moments from the popular cafes, shops and restaurants of Church Road, this well-presented apartment enjoys an unrivalled location in the coveted Brunswick Town conservation area.

The main living space has been thoughtfully arranged to offer an open-plan style ideal for everyday living and entertaining. A large bay sash window floods the room with natural light while the high ceiling creates a sense of space. The modern kitchen features wooden cabinetry and worktop, together with a generously sized breakfast bar perfect for casual dining. A separate utility room provides additional storage and convenience.

There are two bedrooms, including a principal bedroom with a fitted wardrobe. The beautifully designed bathroom features an impressive free-standing bath with an overhead shower and traditional brassware.







### The Local Area

Located in the very heart of Hove, the seafront, Hove Lawns, and Palmeira Square offer plenty of green open spaces to relax in, while for cricket fans, the Sussex County Cricket Club is a short walk up the road. When it comes to shops, bars and restaurants, there's no shortage of choice with the amenities of Church Road, Western Road and Brighton city centre on your doorstep. On the seafront, there is a parade of local independent amenities on Kingsway, and the renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice cream. Both Hove and Brighton mainline stations provide convenient commuter links to London, and regular bus services travel all across the city, as well as to outlying suburbs and villages, including Devil's Dyke.

Rated Outstanding, Hove Infant and Junior School is just a five-minute walk away, along with Brunswick Primary School and the independent school, Brighton Girls. Brighton, Hove & Sussex Sixth Form College is also within easy reach.

### Further Information

Holland Road is located in parking zone M. The council tax band is B, which is currently charged at £2,006.23 for 2026/27. EPC Rating - D

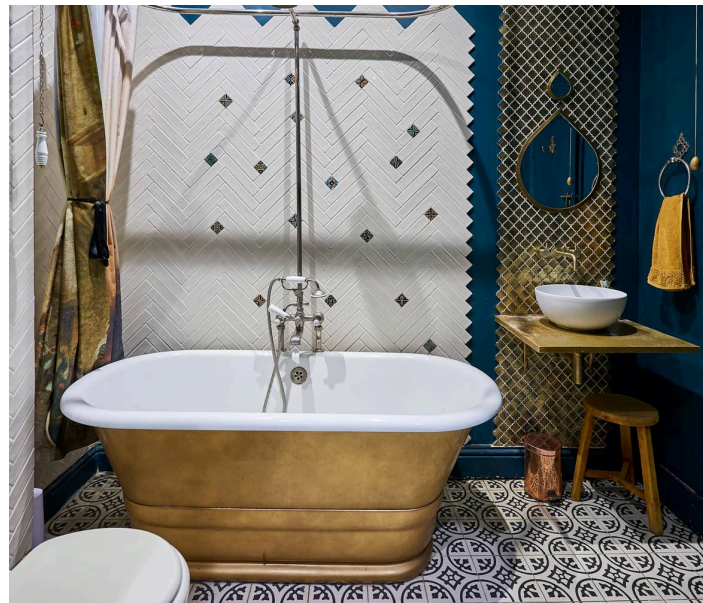
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website  
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

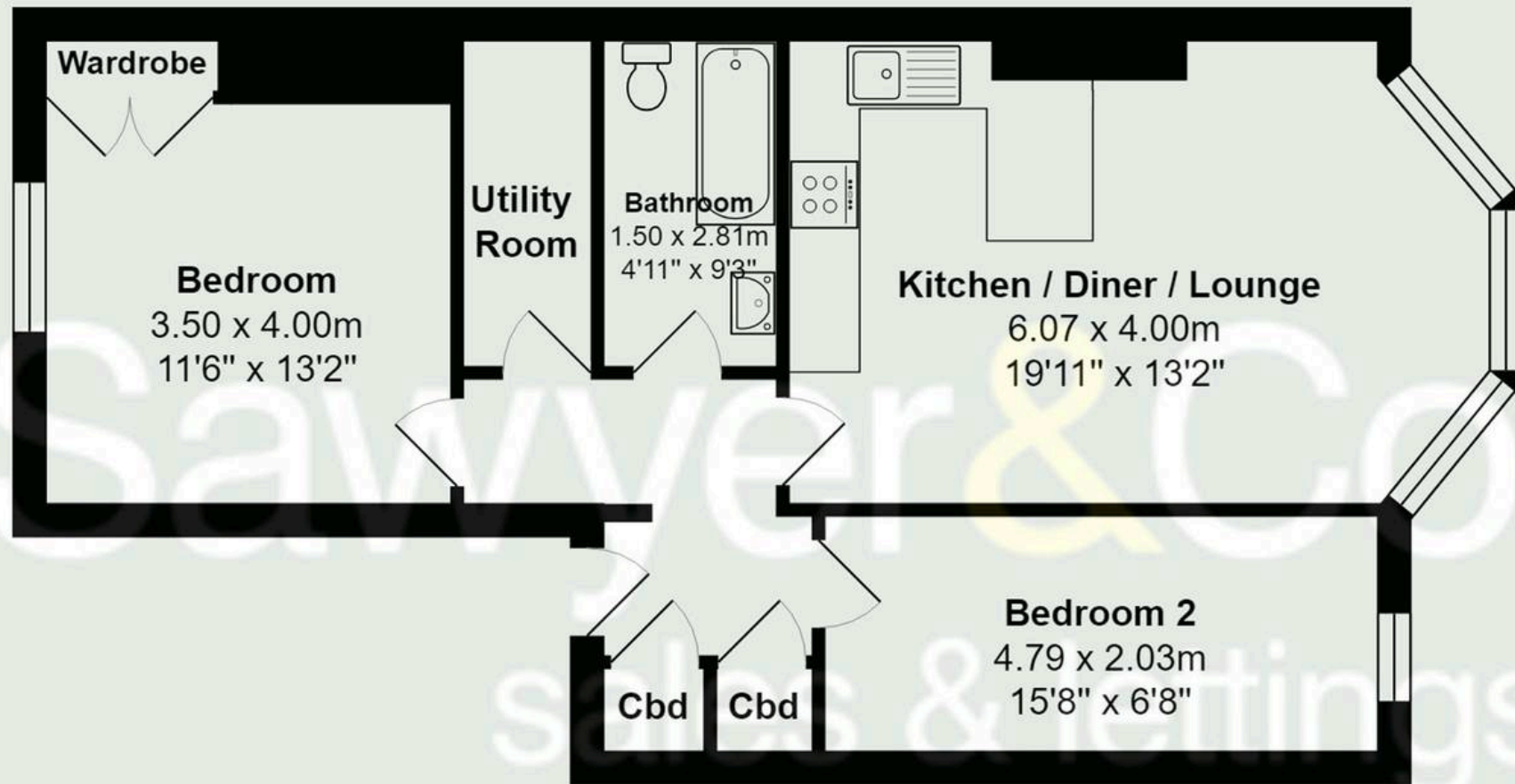
Tenure: Leasehold

Unexpired term on lease - 81 years (Please speak with Sawyer & Co about a lease extension)

Service Charge - £2,058 pa / Ground Rent - £200 pa

This information has been provided by the seller. Please obtain verification via your legal representative.

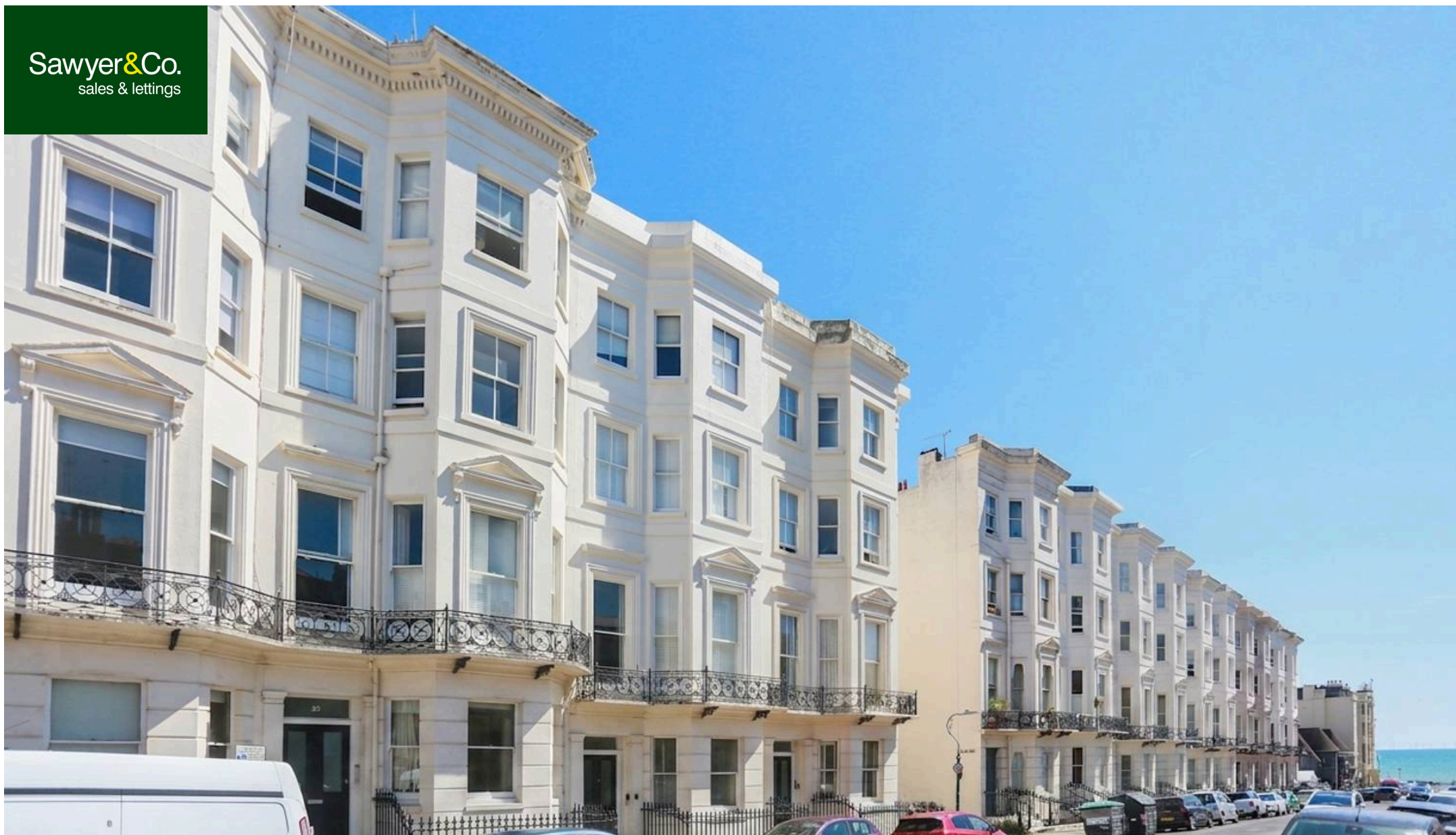




Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





## Sawyer & Co– Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.