



BOTANICA HOUSE

77 Holland Road, Hove, BN3



**ASTON
VAUGHAN**

Sales and Lettings

Prices Range From £450,000 - £995,000



*Botanica House sits between
Hove's planted seafront and the
grid of garden squares.*

*Selection of 9 luxury new
apartments with high quality
finishes.*



The Development

An exceptional collection of nine brand-new luxury apartments perfectly positioned in the heart of Hove. Located at Botanica House on the highly sought-after Holland Road, this stunning new development combines contemporary design, premium finishes and effortless coastal living, just moments from Hove seafront, boutique cafés, independent shops and excellent transport links.

Each apartment has been thoughtfully designed to maximise light and space, offering stylish open-plan living areas, sleek modern kitchens with integrated appliances, spacious bedrooms and beautifully finished interiors throughout. Large windows and private outdoor spaces in selected apartments create bright, airy homes ideal for modern living.

The development has also been designed with sustainability in mind, benefitting from solar panels to help improve energy efficiency and reduce running costs.

Residents will also benefit from allocated parking, lift access, secure entry systems and beautifully presented communal areas, all finished to an exceptional standard.

Perfectly suited for professionals, downsizers, investors and those seeking a stylish coastal home, Botanica House offers the rare opportunity to own a brand-new apartment in one of Hove's most desirable locations.





Specification

No.	Approx. Size	Guide Price	Private Parking
Apartment 9	1,593 sq ft	£995,000	Included
Apartment 8	775 sq ft	£500,000 – £525,000	Included at £525,000
Apartment 7	1,199 sq ft	£675,000 – £695,000	Included at £695,000
Apartment 6	775 sq ft	£500,000 – £525,000	Included at £525,000
Apartment 5	775 sq ft	£500,000 – £525,000	Included at £525,000
Apartment 4	775 sq ft	£450,000 – £475,000	Not Included
Apartment 3	775 sq ft	£500,000 – £525,000	Included at £525,000
Apartment 2	775 sq ft	£500,000 – £525,000	Included at £525,000
Apartment 1	775 sq ft	£450,000 – £475,000	Not Included

Inside The Apartments:

The open-plan kitchen/living/dining rooms form the social heart of each home, maximising both space and light. Bespoke cabinetry provides generous storage, while the layouts allow for both cooking and conversation. Bedrooms are well-proportioned, offering peaceful retreats, and bathrooms bring spa-like style with walk-in showers or deep baths. Ground- and lower ground-floor apartments enjoy private outdoor areas, perfect for morning coffee or summer evenings, while upper-floor flats capture elevated views of the leafy street.

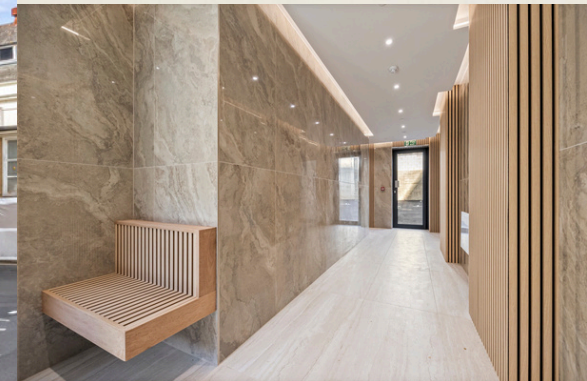




Why Brighton & Hove?

The very best of Brighton & Hove awaits just beyond your doorstep. Effortlessly cosmopolitan yet wonderfully relaxed, this iconic seaside city blends vibrant energy with timeless coastal elegance, captivating residents and visitors alike for more than two centuries.

From its celebrated promenade and striking Regency architecture to the bohemian charm of the North Laine's independent boutiques and artisan cafés, the city offers a lifestyle rich in character and culture. Contemporary galleries, stylish cocktail bars and acclaimed restaurants sit harmoniously alongside tranquil green spaces and sweeping seafront vistas. For a truly unforgettable perspective, ascend the British Airways i360 and take in breathtaking panoramic views across the city, coastline and rolling South Downs beyond.



**Viewings By Appointment
All Units Available Now!**

7 St. George's Road, Brighton BN2 1EB Telephone 01273 253000 Email david@astonvaughan.co.uk

**ASTON
VAUGHAN**
Sales and Lettings