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sales & lettings

Holland Road

Hove

Guide Price £1,500,000 – £1,600,000



Holland Road, Hove

Situated in central Hove, close to the seafront, a rarely available SEVEN BEDROOM, DETACHED HOUSE with FOUR BATHROOMS, a generously-sized rear GARDEN, a GARAGE & a DRIVEWAY.

Set back from the road behind a substantial driveway with parking for several vehicles, this detached house has been a much-loved family home for many years. Full of character and offering an exceptional amount of space across three floors, it's a home that has clearly evolved with family life over time, and now offers a wonderful opportunity for its next owners to make it their own.

A substantial porch opens into a large hall, where stained-glass detailing gives an immediate sense of the character found throughout the house. The main reception room is a fantastic space, with a curved bay window and feature fireplace, while the kitchen has an abundance of fitted storage and worktop space, centred around a large island. From here, the room flows through to the dining room, which has another beautiful curved bay and doors opening onto the garden.

There's plenty of flexibility downstairs too, with a further room currently used as a bedroom but equally suited to an office, playroom or additional reception room. A cloakroom and direct access to the integral garage complete this floor.





Upstairs, the principal bedroom sits to the front of the house and has a large curved bay, fitted wardrobes and its own en-suite shower room. A second bedroom also benefits from an en-suite and walk-in wardrobe, while another opens onto a private balcony. There are two further bedrooms on this floor, one currently used as a study, together with the family bathroom.

The second floor adds another dimension to the house. Currently arranged with a bedroom, open-plan lounge and kitchen and a shower room, it could work particularly well for extended family or older children wanting a little more independence. Alternatively, the space could easily be adapted to suit the needs of the next owners.

The garden feels very much part of the home, with bi-fold doors from the kitchen and further doors from the dining room opening directly outside. It's a great size, with mature trees and established planting, along with two terraces providing plenty of space for outdoor dining and entertaining.

With its generous driveway, integral garage and an incredible amount of flexible living space, this is a home that has been enjoyed by the same family for many years, with plenty of character and scope for its next owners to make it their own.

The Local Area

Located in the very heart of Hove, the seafront, Hove Lawns, Palmeira Square and Adelaide Crescent 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, a parade of local independent amenities on Kingsway includes the ever-popular Sugardough Bakery, Kernel of Hove health food store and Franco's Osteria. The renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice cream, perfect for hot summer days.

Nearby, St Ann's Well Gardens offers a peaceful green space with a café, tennis courts and mature gardens, while the newly developed Hove Beach Park brings padel, tennis and other leisure facilities to the seafront.

Both Hove and Brighton mainline stations provide convenient commuter links to London and Gatwick, and regular bus services travel all across the city, as well as to outlying suburbs and villages, including Devil's Dyke.

Rated Outstanding, West Hove Infant School & Hove Junior School is directly opposite, while Brunswick Primary School is a five-minute walk away. The independent school, Brighton Girls, and Brighton, Hove & Sussex Sixth Form College (BHASVIC) are also within easy reach.

Further Information

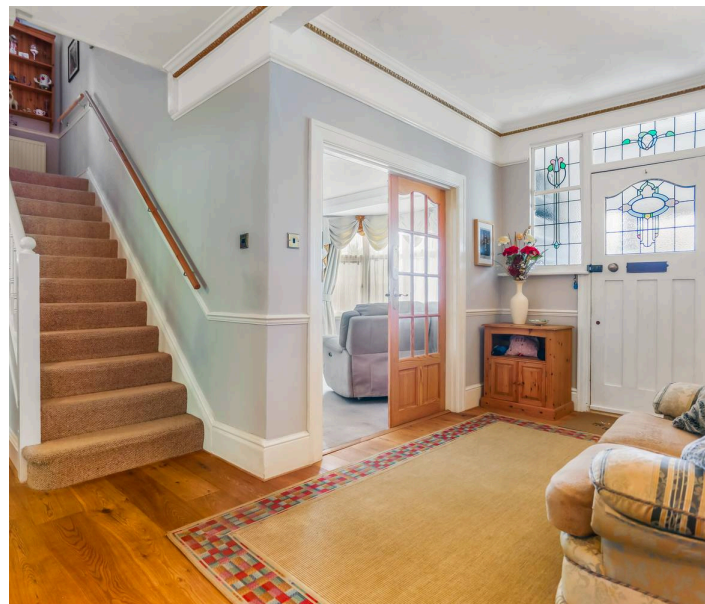
Holland Road is located in parking zone M. The council tax band is F, which is currently charged at £3,725.86 for 2026/27.

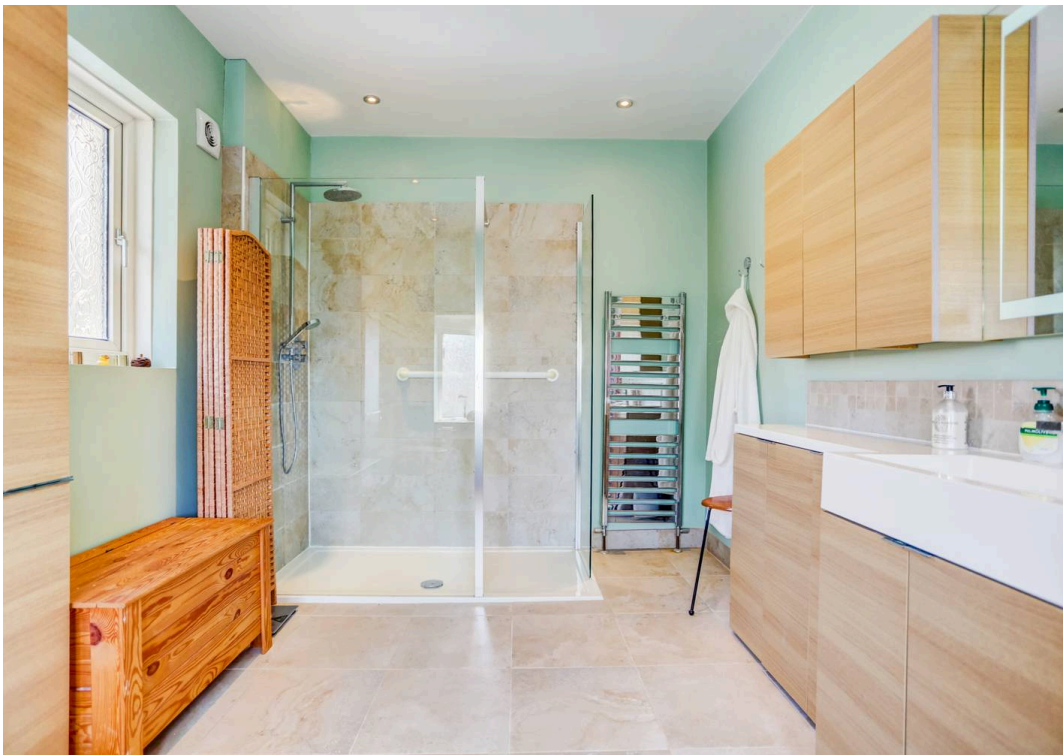
EPC Rating - TBC

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

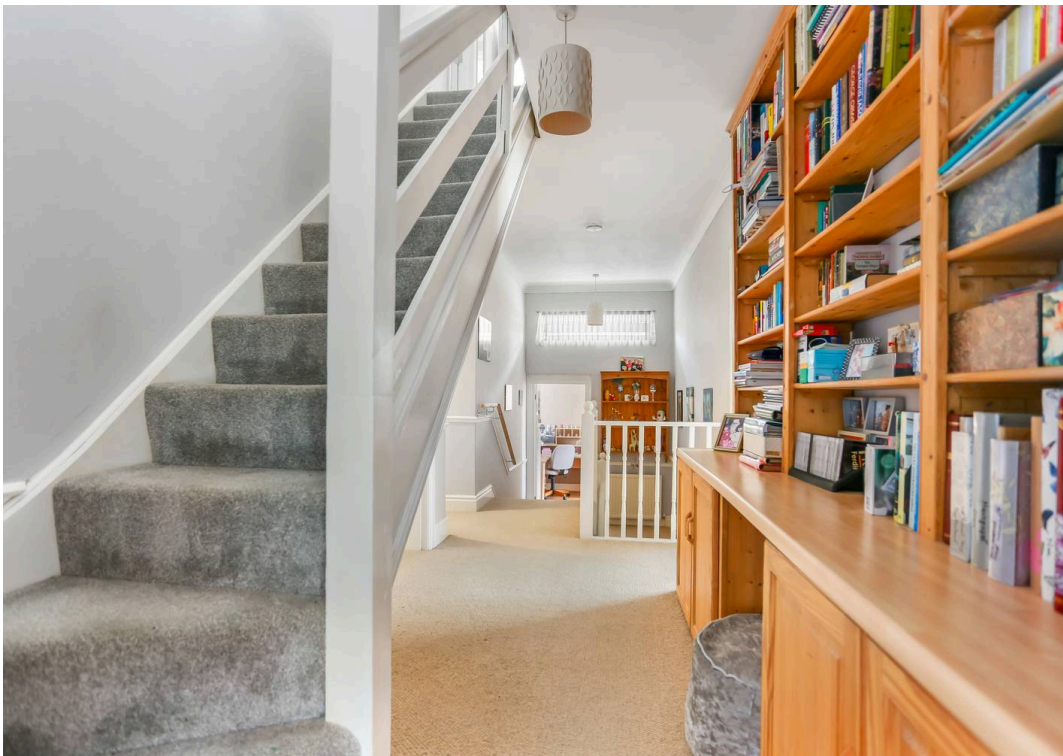
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

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

















Total Area: 284.2 m² ... 3059 ft² (including garage, excluding balcony)
 Total Floor Area: 260.9 m²... 2808 ft²(excluding garage, excluding balcony)

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.