



Holland Mews, BN3
Guide Price £800,000

ASTON
VAUGHAN
Sales and Lettings

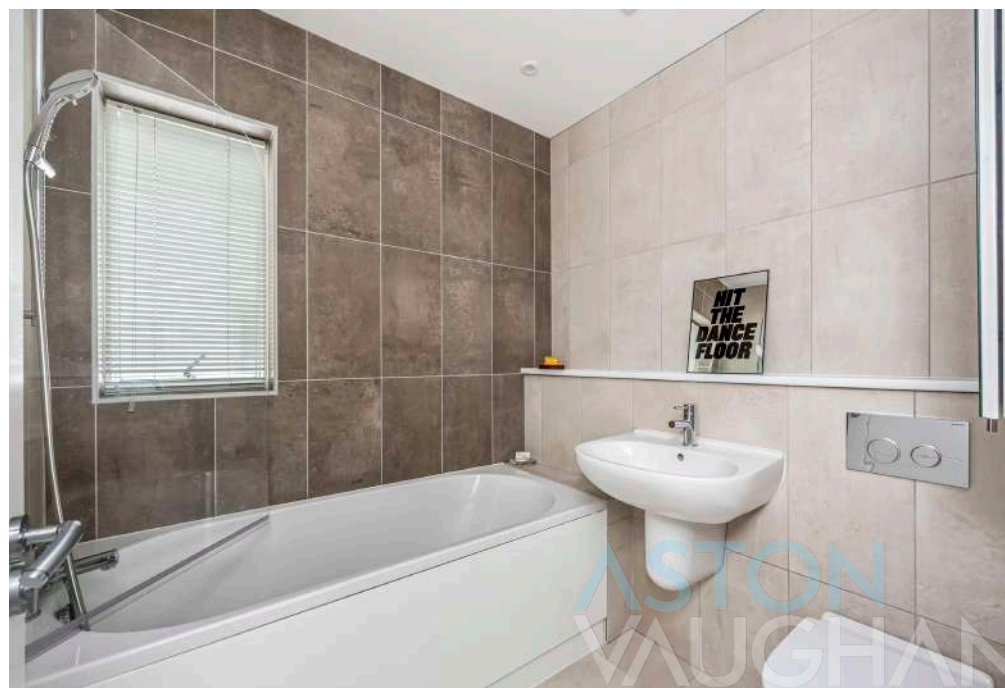
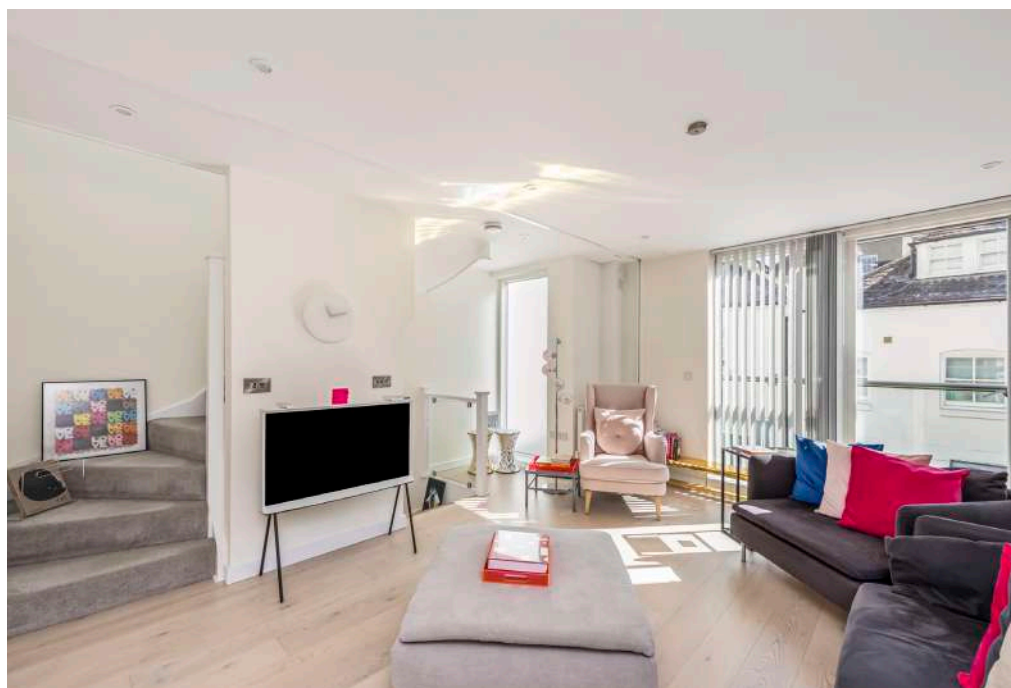
INTRODUCING

Holland Mews

3 Bedrooms | 3 Bathrooms | 1214 sq ft

Contemporary design, a sunny east to west orientation and only the finest quality materials come together to create this immaculate three-bedroom townhouse. It is a hidden gem sitting within a peaceful mews between the seafront and Western Road in Hove, and while it sits sympathetically amongst its Regency neighbours, it is a new build property, completed in 2015. Built to high eco specifications, complete with solar panels to keep energy bills low

It has a glamorous open plan reception room on the first floor, plus an integral garage – ideal when parking comes at a premium in this part of the city, and the generous rear patio is west facing. Perfectly positioned within the Brunswick Town Conservation Area, you have easy access to the social centres of both Brighton and Hove, plus the transport links are excellent with Hove Station an easy stroll away, and the local schools are amongst the best in the city. With so many attractive features, this stunning home is sure to be coveted by many.





ASTON
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Brighton and Hove saw incredible growth during the 19th Century, and with it came the beautiful Regency squares and terraces lining the seafront. Tucked away behind them, however, are the historic stable mews, and this townhouse sits in a short terrace of three, built in 2015. Their contemporary facades sit in harmony with the converted stable houses opposite, and this house in particular has plenty of kerb appeal with a freshly painted exterior and gleaming glass balustrades.

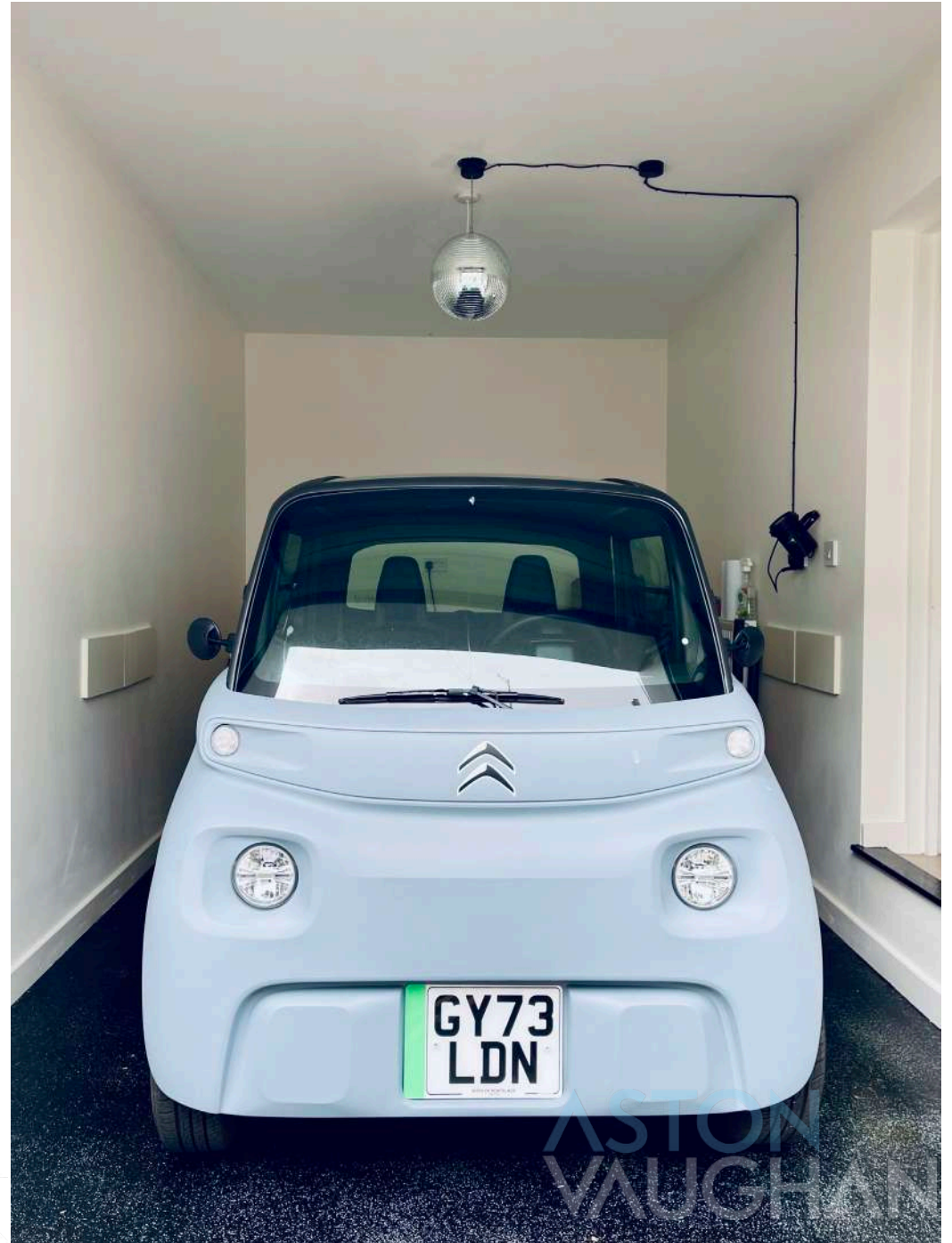
Expertly maintained, every surface of the house is immaculate, and this is evident from the moment you enter. It is deceptively spacious with high ceilings, buttermilk walls and light wood engineered flooring which runs throughout for continuity, and natural light streams in from the patio door at the end of the corridor. There is an entrance porch for receiving guests plus a separate WC and deep storage cupboard which also houses the washing machine, and the garage is accessible to the left.

Bedroom three is peacefully positioned at the rear of the building with double doors opening on to the patio. This is another functional space which is currently set up as a home office. Outside is low-maintenance with contemporary coloured panels and ample space for dining alfresco.

Spanning the entire first floor and with floor to ceiling windows on its eastern side, the living room and kitchen are open plan, although forming an L shape the kitchen is tucked away.

Perfect for entertaining friends and family there are clearly defined areas for relaxed seating, formal dining and plenty of surface space for preparing food, plus there is under-floor heating throughout the kitchen. Designed and fitted by Design Interiors on Western Road, the kitchen is of the finest quality with quartz worktops and seamless dove-grey units. Within these the Bosch appliances have been integrated to include an unused dishwasher, a tall fridge freezer, a fan oven and a gas hob.





During summer, you can slide open the double-glazed sliding doors onto the Juliet balcony overlooking the mews. Rising up to the second floor, another full height window allows light to stream down the stairwell and along the galleried landing.

The streamlined and contemporary finish continues in every room on this floor which has two glamorous double bedrooms with views across the historic rooftops of Brunswick Town through wide Velfac double-glazed windows.

The master suite faces east to the morning sun and has a chic modern en suite shower room with ceramic wall and floor tiles in a natural stone tone, Villeroy and Boch fittings within the shower, and underfloor heating.

Bedroom two faces west with easy access to the family bathroom which echoes the en suite in style but has a generous bathtub with shower above it.

This unique home is beautifully situated at the heart of the fashionable Western Road shopping district where there are innumerable shops, cafes, and restaurants to explore.

There's a local community vibe and theatres, bars and music venues abound. Hove Lawns and the beach are a short stroll as are the green spaces of St Ann's Well Gardens which has tennis courts, a café and hosts events during the arts festivals.

This central location is also extremely convenient for access to both Hove and Brighton Stations, each with fast links to the Gatwick and London and the A23/A27 are also easy to reach.



LOCATION GUIDE

Education:

Primary: Brunswick Primary School, St Andrews C of E School, St Pauls C of E School

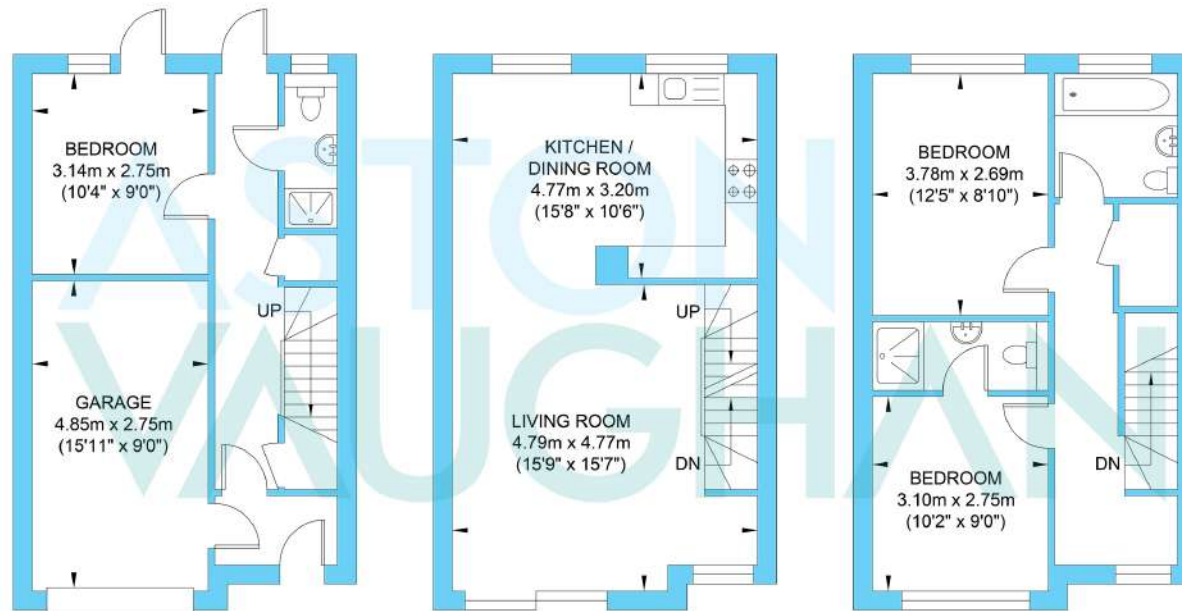
Secondary: Cardinal Newman Catholic School and Sixth Form College

Private: Brighton College, Lancing College

Location Summary:

Brighton's bohemian North Laines are on your doorstep, hosting a plethora of cafes, restaurants and boutique shops, or there are several local supermarkets and gastro pubs nearby. The local schools are highly regarded and there is a real sense of community within the street. Transport links are excellent with Brighton and London Road Stations within walking distance offering links to the universities and London. For families with young children there are several parks with play areas nearby, and the beach is just 20-minutes on foot. With so many exceptional features, this home will appeal to anyone looking to live in a stylish and luxurious space within a family friendly community.

Holland Mews



Ground Floor
Approximate Floor Area
404.20 sq ft
(37.60 sq m)

First Floor
Approximate Floor Area
408.20 sq ft
(37.90 sq m)

Second Floor
Approximate Floor Area
404.20 sq ft
(37.60 sq m)

Approximate Gross Internal Area (Including Garage) = 113.1 sq m / 1216.6 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.