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# Holland Road

Hove, BN3 1BA

Asking price £600,000

The apartment is arranged around a welcoming entrance hallway with useful built in storage. The main living space is a real feature of the property, measuring approximately 27'3 x 13'9 and designed with an open plan layout ideal for modern living. There is ample space for both seating and dining areas, while bi fold doors open directly onto a private balcony, creating an attractive connection between the internal living space and outside area.

The kitchen is sleek and contemporary, fitted with a range of modern units, integrated appliances, good worktop space and a clean, minimalist finish. Large windows, recessed lighting and timber flooring help create a bright and well balanced living environment.

There are two bedrooms, with the principal bedroom benefiting from its own en suite shower room. The second bedroom is well proportioned and would work equally well as a guest room, home office or dressing room. A further modern bathroom serves the apartment, giving the property the practical benefit of two bath and shower facilities.

Positioned on Holland Road, the property is ideally placed for the many shops, cafés, restaurants and amenities of Church Road, Western Road and central Hove. Hove seafront, Palmeira Square, Brunswick Square and Hove Lawns are all within easy reach, making this an excellent home for buyers wanting modern accommodation in one of Hove's most convenient locations.

With its private balcony, generous open plan living space, two bathrooms and central Hove setting, this is a superb apartment that will appeal to professional buyers, downsizers, investors and those looking for a stylish lock up and leave home close to the seafront.

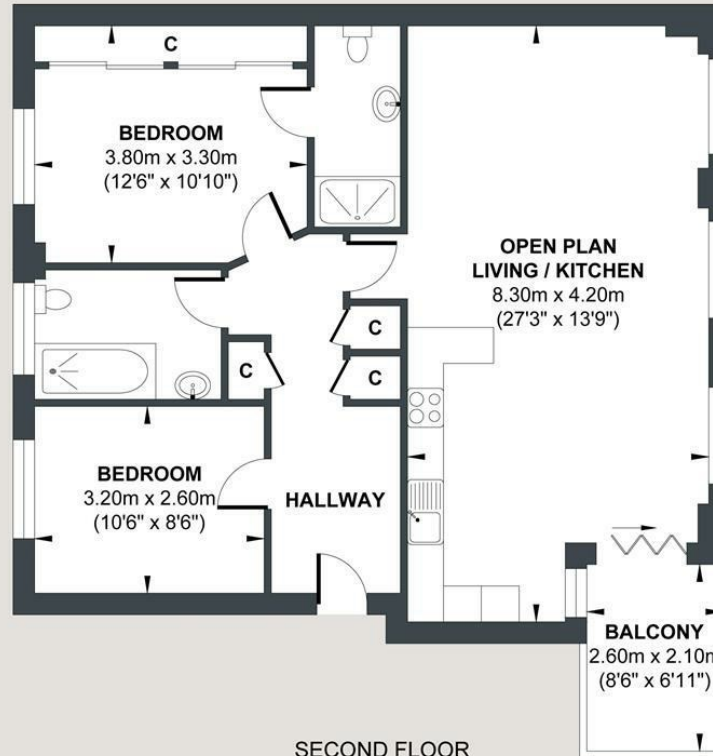
- x2 Bedrooms
- Second Floor
- High Standard Finish Throughout
- Central Hove Location
- Walking distance to the Seafront
- x2 Bathrooms
- Lift in Building
- West Facing Balcony
- Excellent Transport Links
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC			



# HOLLAND ROAD

Approx. Gross Internal Floor Area = 73.74 sq m / 793.73 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



SECOND FLOOR

**Approximate Floor Area**  
793.73 sq ft  
(73.74 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



