

# Holland Mews

## Hove

**LEXTONS** / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

GUIDE PRICE £650,000 - £675,000

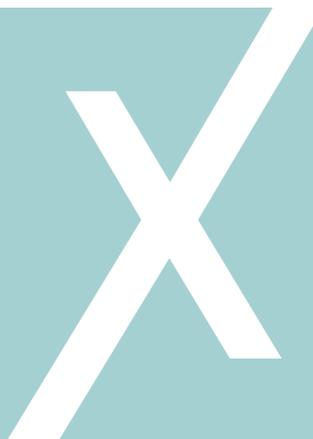
Situated in a prized Hove location this impressive Mews house offers a hugely versatile interior with its large open plan living/dining room and inviting kitchen/breakfast room. Retaining ample period charm with wood floors, corning and a focal point fireplace, it's only moments from both the beach and the shops and cafes of Western Road. With a range of local schools within easy reach, this deceptively sized home has a stunning first floor conservatory, courtyard garden and a decked balcony.

With a chequered tiled floor and stained glass window, the entrance of this classic Mews house creates a great first impression. The rich tones of a wood floor stretch out across a superbly sized living/dining room that generates a fantastic amount of versatile space. Period corning wraps-around the room and white walls enhance the flow of natural light, while an exceptional fireplace is a central focal point. Adding to the sense of space, the adjoining kitchen/breakfast room has French doors that take you out into the pretty courtyard garden. Fully fitted with an integrated oven and gas hob, the kitchen has ample storage and workspace, and a utility room is an added bonus.

Upstairs, three equally well-presented bedrooms with wood floors provide an ideal amount of flexible family accommodation, one of which benefits from fitted wardrobes. Wonderfully light and bright, glazed double doors lead from the peaceful main bedroom into a first class conservatory that adds a spacious and peaceful retreat at the end of the day and opens onto a decked balcony. A family bathroom and ground floor cloakroom complete this home.

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£650,000



3

BEDROOM

1

RECEPTION

1

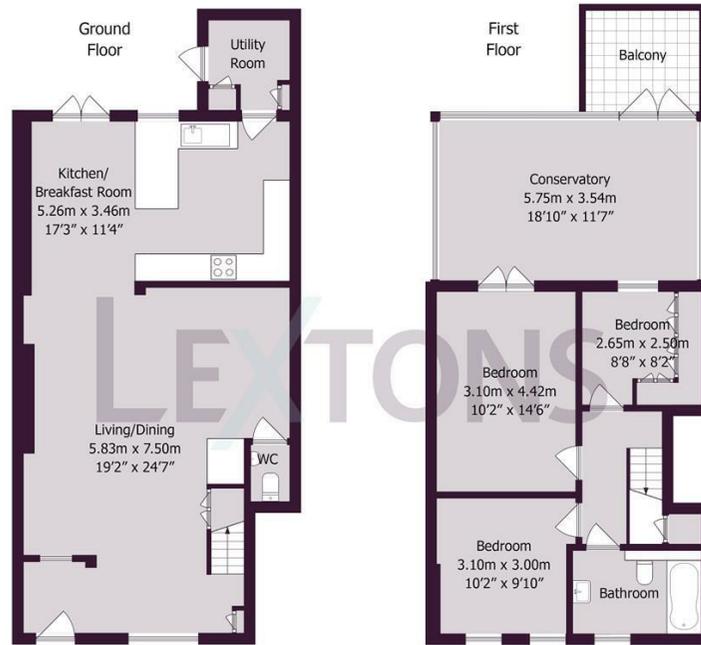
BATHROOM







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Approximate gross internal floor area 128.9 sq m/ 1387 sq ft.

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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