

# Holland Road

## Hove

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## About the property

\*Guide Price £475,000 to £500,000\*

A beautifully bright and generously proportioned three double bedroom apartment, set within a well-maintained purpose-built development in a highly sought-after location.

A welcoming and spacious central hallway leads through to an impressive reception room, where an elegant bay-fronted window and southerly aspect combine to flood the space with natural light.

The adjacent kitchen is well proportioned and thoughtfully designed, featuring modern cabinetry and quality appliances. A rear door opens onto a central landing, providing a pleasant outlook and enhancing the sense of light and space.

All three bedrooms are generous doubles, each benefitting from large windows and an abundance of natural light. The principal bedroom, positioned at the front with a desirable southerly aspect, also features built-in wardrobes.

The bathroom is modern, well-sized, and stylishly appointed. Throughout, the apartment is attractively presented in a refined, understated decorative style.

Ideally located just moments from the beautiful green spaces of St Ann's Well Gardens, offering tennis courts, a café, nursery, and children's play area. The property is also within easy walking distance of Western Road, central Hove, Seven Dials, and the seafront, with highly regarded schools nearby and Hove railway station within close reach.

# Holland Road Hove



3

BEDROOM

1

RECEPTION

1

BATHROOM





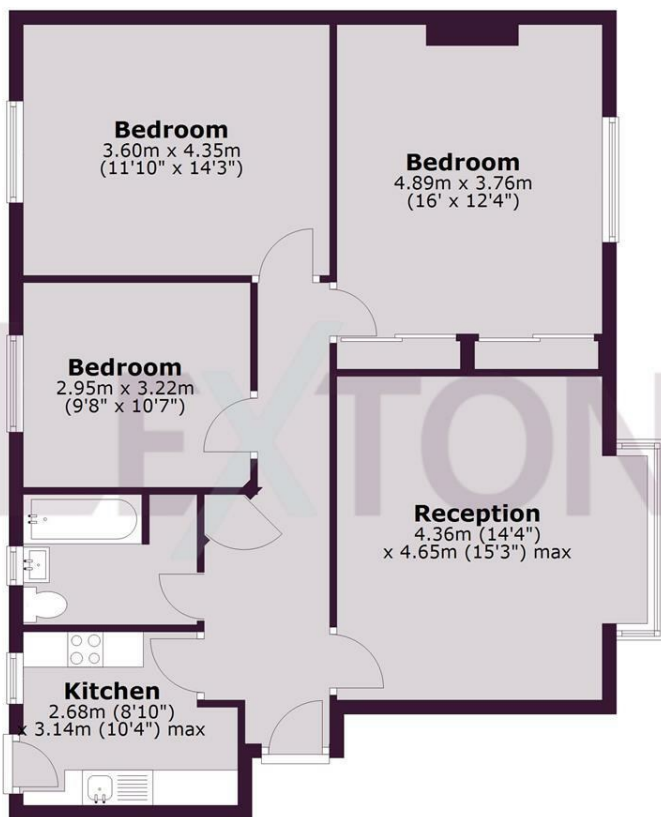




SCAN HERE TO OFFER ON THIS PROPERTY

### First Floor

Approx. 87.5 sq m. (942 sq. feet)



Total area: approx. 87.5 sq m. (942 sq. feet)

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>			<b>84</b>
(69-80) <b>C</b>		<b>70</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	