

# Holland Road

## Hove

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## About the property

A rare opportunity to rent a basement garden flat in the highly desirable Gwydyr Mansions, located just off Church Road in central Hove. This characterful property offers a studio-style living space with the added benefit of its own patio garden, making it ideal for those seeking outdoor space in a prime, central location.

The flat features a bright living/sleeping area with neutral décor, a separate kitchen and a modern bathroom. The standout feature is the patio garden,, which leads to well kept communal gardens, offering a peaceful spot for outdoor seating, pot plants, or simply enjoying some fresh air.

Just moments away, you'll find Hove's cafés, restaurants, shops, the seafront, and excellent transport connections, including Hove Station.

## Holland Road Hove

£1,100 Per month



0

BEDROOM

1

RECEPTION

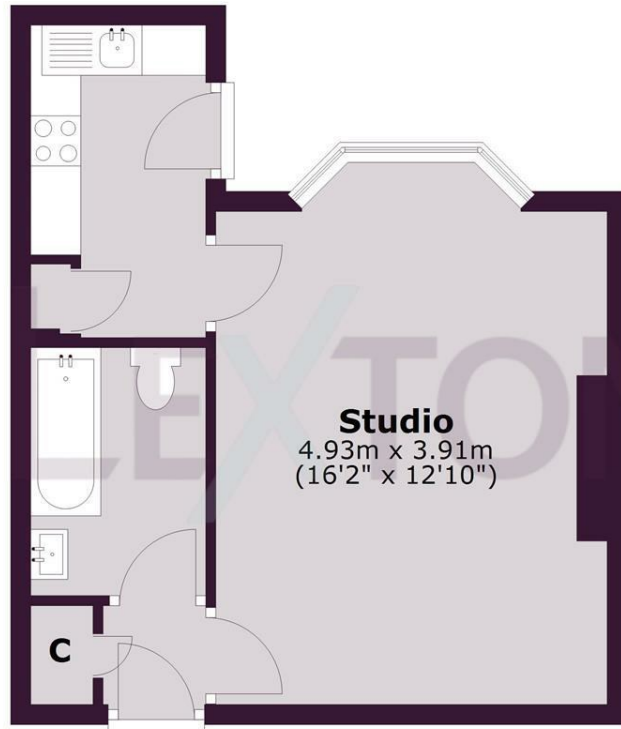
1

BATHROOM



## Garden Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



### Studio

4.93m x 3.91m  
(16'2" x 12'10")

C

Total area: approx. 31.9 sq. metres (343.5 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>                            |                                                                                                               |           |
| (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  |           |