PHILLIPS & STILL

Holland Road, Hove

£430,000 - £450,000

- **An Amazing First Floor Two Bedroom Apartment**
- **Excellent Condition Throughout**
- **Balcony & Sea Views**
- **Sought After Location Just off Hove Seafront**

Holland Road, Hove, BN3 1JF

Hold onto your seats ladies and gentlemen as this wonderfully light and spacious first floor apartment has come to the market having been tastefully decorated throughout. Located in a hot spot of central Hove, you can enjoy the hustle and bustle of being in the heart of this vibrant cosmopolitan City with great access links to London and Gatwick.

Here you'll really appreciate everything right on your doorstep with a variety of independent shops and restaurants just a stone's throw away on Church Road and Western Road. You are also only moments from the beautiful Hove seafront which is great for those Sunday strolls along whilst enjoying the views and an ice cream.

The property itself is ideally located on the first floor and comprises of a spacious open plan living room/kitchen which gives access to a delightful balcony with fantastic sea views. In addition there are two double bedrooms, a luxury shower room and an extremely modern fitted kitchen. This modern apartment has many little extra mod cons which include a feature fish tank in the master bedroom, areas of exposed brick work, top of the range appliances with mirrored fronted splash backs. With beautiful high ceilings it really does look like a show home and ticks all the boxes.

Overall this property would get a10/10 and if you are looking for something with that 'Wow Factor' then wait until you see this.

Holland Road, Hove

Approximate Floor Area
666.28 sq ft
(61.90 sq m)

Approximate Gross Internal Area = 61.90 sq m / 666.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Accommodation

FIRST FLOOR

ENTRANCE HALL

WEST FACING OPEN PLAN
LIVING ACCOMODATION
20' 10" x 20' 4" (6.35m x 6.2m)

SHOWER ROOM

BEDROOM ONE
10' 6" x 10' 2" (3.2m x 3.1m)

BEDROOM TWO
11' 7" x 10' 2" (3.53m x 3.1m)

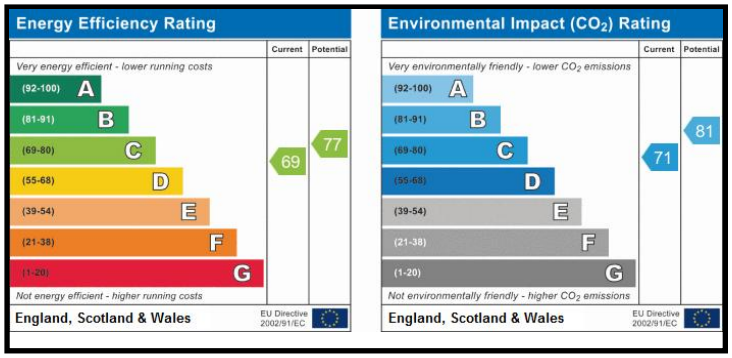
OUTSIDE

WEST FACING BALCONY

What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
http://list.english-heritage.org.uk

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk