



Asking Price  
£275,000  
Leasehold

## Holland Road, Hove

- A UNIQUE, BEAUTIFULLY PRESENTED STUDIO APARTMENT
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- COURTYARD & COMMUNAL GARDENS
- PRIVATE ENTRANCE & ADDITIONAL COMMUNAL ENTRANCE
- SEPARATE BEDROOM AREA
- FORMING PART OF THIS EXCLUSIVE BUILDING
- STYLISH & MODERNISED TO A HIGH STANDARD THROUGHOUT

Robert Luff & Co are delighted to bring to market this superb studio apartment with separate bedroom area, located in the exclusive Gwydyr Mansions. Situated on Holland Road and opposite Palmeira Square, the property is 0.3 miles to Hove Lawns and the seafront and close to several established restaurants, cafes and pubs on Western Road & Church Road. Hove railway station is 0.8 miles away.

Accommodation offers: spacious lounge/diner, separate kitchen, bedroom area, stylish shower room & courtyard. Other benefits include; communal gardens, long lease & own private entrance.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

Entrance Hall

Kitchen 11'8 x 4'8 (3.56m x 1.42m)

Lounge/Diner 15'7 x 11'9 (4.75m x 3.58m)

Bedroom Area 11'4 x 7'1 (3.45m x 2.16m)

Shower Room

Patio

Communal Gardens

### AGENTS NOTES

GROUND RENT

£10 PER YEAR

ANNUAL SERVICE CHARGE

£424.42

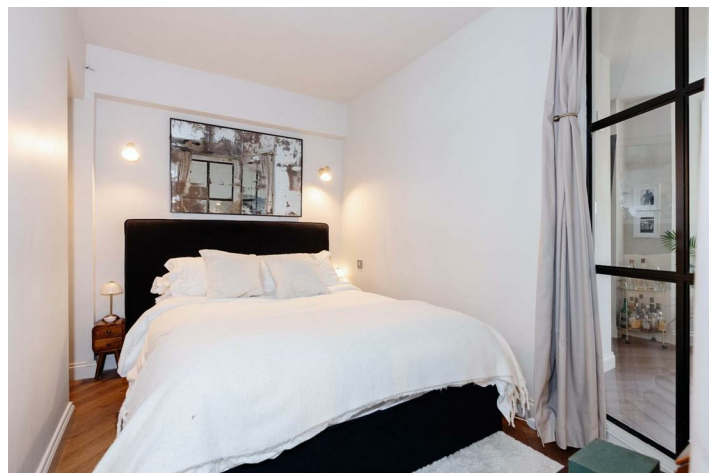
LENGTH OF LEASE

950 years remaining

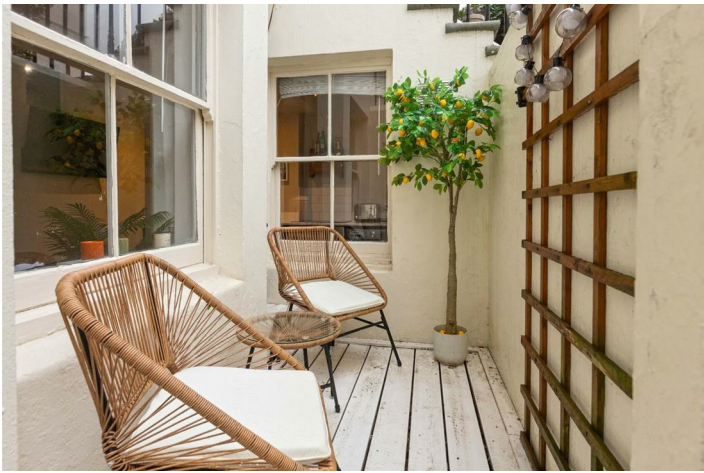
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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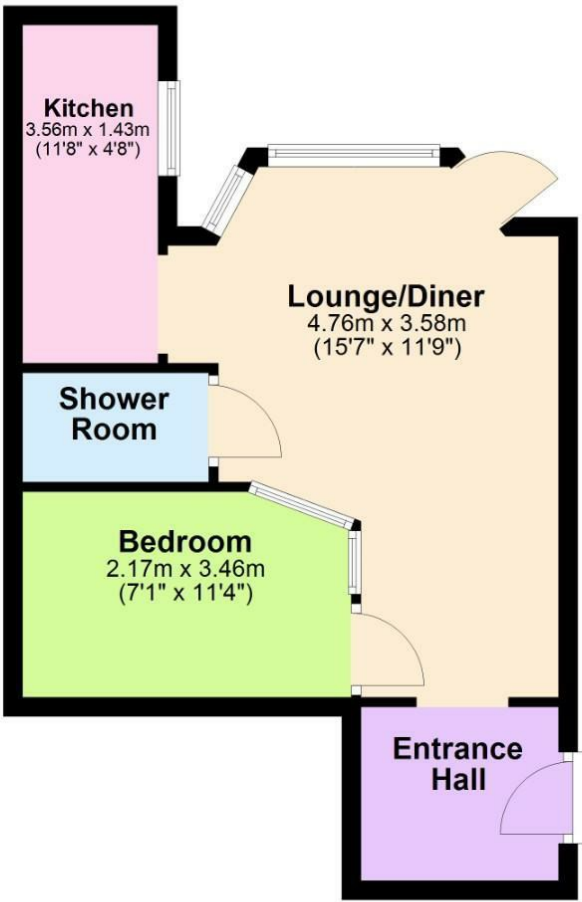


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First Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



Total area: approx. 36.3 sq. metres (391.0 sq. feet)

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |                         |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential                                      |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                 |         |                                                | (92 plus) A                                                     |         |                         |
| (81-91) B                                   |         |                                                | (81-91) B                                                       |         |                         |
| (69-80) C                                   |         |                                                | (69-80) C                                                       |         |                         |
| (55-68) D                                   |         |                                                | (55-68) D                                                       |         |                         |
| (39-54) E                                   |         |                                                | (39-54) E                                                       |         |                         |
| (21-38) F                                   |         |                                                | (21-38) F                                                       |         |                         |
| (1-20) G                                    |         |                                                | (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales                                                 |         | EU Directive 2002/91/EC |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.