



Offers In Excess Of
£335,000
 Share of Freehold

Holland Road, Hove

- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM
- NO ONWARD CHAIN
- SECOND FLOOR FLAT
- SEPARATE KITCHEN
- SHARE OF FREEHOLD

Nestled between Hove seafront and Western Road, this charming apartment on Holland Road offers the best of Brighton and Hove's vibrant lifestyle. Just a short walk from the city centres, you'll have easy access to a wide range of bars, restaurants, and shopping facilities.

Occupying the entire second floor of an attractive period property, this spacious apartment features an impressive 18'8" x 17'11" living room with exposed varnished floorboards and dual east and south-facing windows that provide sea glimpses. The two bedrooms include a master with fitted wardrobes and a generous second bedroom. A split-level entrance hall leads to a separate kitchen and bathroom/WC, adding to the apartment's well-thought-out layout.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Agents Notes

Tenure: Share Of Freehold

Service Charge: £1556 Per Annum

Reserve Fund Contribution: £200 Per Annum

EPC Rating: C

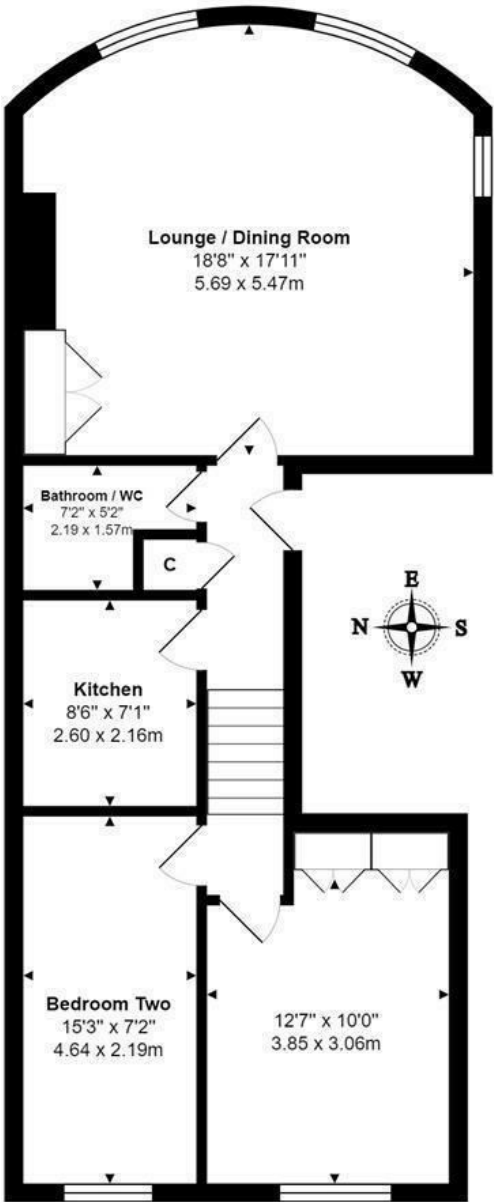
Council Tax Band: C

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

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Total Area: 753 ft² ... 70.0 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.