



# 39 Holland Road

Hove, BN3 1JE

**Offers in excess of £250,000**

Set within an attractive period building on the highly regarded Holland Road, this well presented split-level apartment occupies the ground and lower ground floors and is ideally positioned just moments from Hove seafront, Church Road and Western Road.

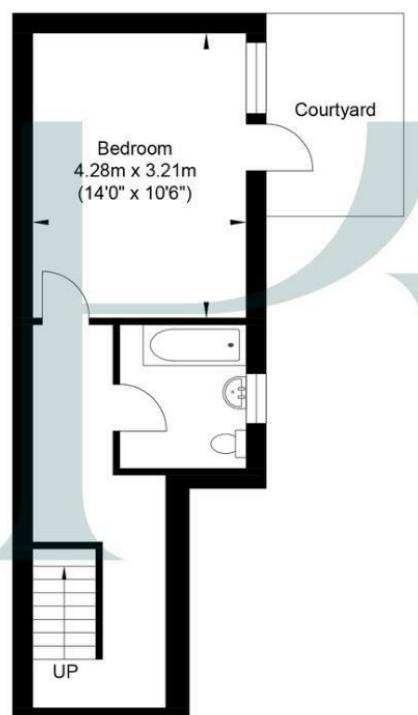
The accommodation is arranged over two levels, creating a natural separation between living and sleeping space. On the ground floor, there is a bright and generously sized kitchen and living room which works well for both everyday living and entertaining. The kitchen is modern and well appointed, with good worktop space and room for dining, while large windows allow plenty of natural light to flow through.

The lower ground floor is accessed via a particularly spacious hallway, a real advantage for an apartment of this type. This area provides excellent storage options and adds to the practical feel of the home. The bedroom is a comfortable double with a calm outlook, complemented by a contemporary bathroom finished in a clean, neutral style. From this level there is also access to a private courtyard area, offering useful outdoor space in such a central location.

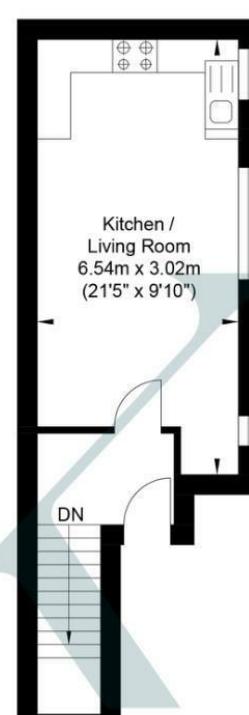
Holland Road is a popular Hove address, well known for its proximity to the seafront, independent cafés, shops and restaurants along Church Road, as well as excellent transport links. Hove mainline station is within easy reach, making this an ideal home for professionals, first time buyers or those seeking a convenient coastal base.



## Holland Road



Lower Ground Floor  
Approximate Floor Area  
339.06 sq ft  
(31.5 sq m)



Ground Floor  
Approximate Floor Area  
306.77 sq ft  
(28.5 sq m)

Approximate Gross Internal Area = 60.0 sq m / 645.83 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Pearson  
Keehan