# *Holland Road*

Hove

mishons

# Substantial Four-Bedroom Family Home with Large Garden & Parking on Holland Road, Hove

Situated on the highly sought-after Holland Road, this substantial four-bedroom semi-detached home offers over 1,500 sq ft of well-proportioned accommodation, a generous rear garden, off-street parking.

Set back from the road behind a private driveway, the property retains much of its original character and provides an ideal opportunity for a growing family to create a long-term home in one of Hove's most desirable locations.

The ground floor comprises a spacious entrance hall with attractive original woodwork and staircase, a generous bay-fronted dining room, a separate rear reception room with feature fireplace and French doors opening onto the garden, a large kitchen/breakfast room and a convenient ground floor cloakroom.

The first floor offers four well-proportioned bedrooms, including two particularly spacious double bedrooms, together with a family bathroom. The layout provides excellent flexibility for family living, home working or guest accommodation.

To the rear, the property enjoys a substantial private garden with a patio area, mature planting and a detached garden outbuilding, offering potential for use as a workshop, studio or additional storage. The generous plot presents exciting opportunities for landscaping and further enhancement.

Holland Road remains one of Hove's most established and convenient residential addresses, ideally positioned within easy reach of Hove seafront, Church Road's extensive selection of cafés, restaurants and independent shops, together with excellent transport links including Hove Station. The area is also well served by highly regarded local schools, making it particularly attractive to families.

A rare opportunity to acquire a sizeable family home in a prime Hove location.

*Guide Price* £1,100,000 - £1,200,000

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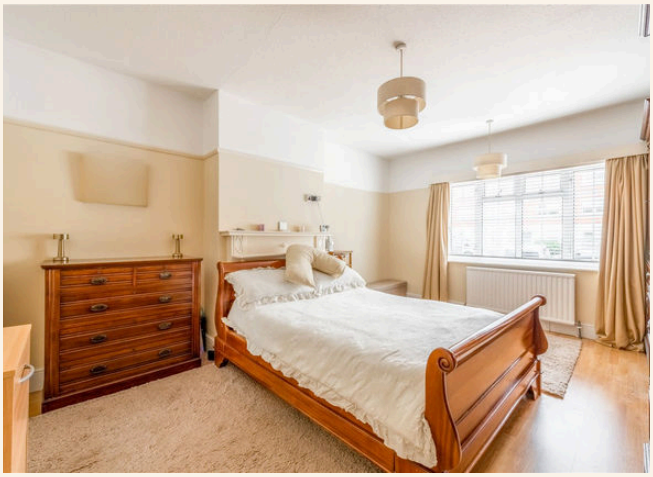
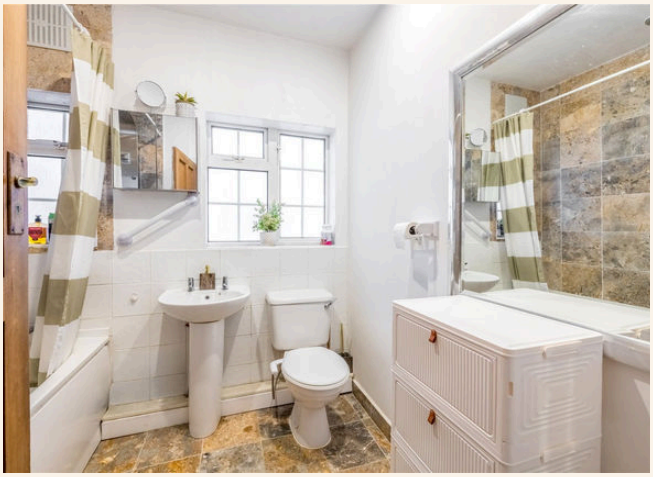
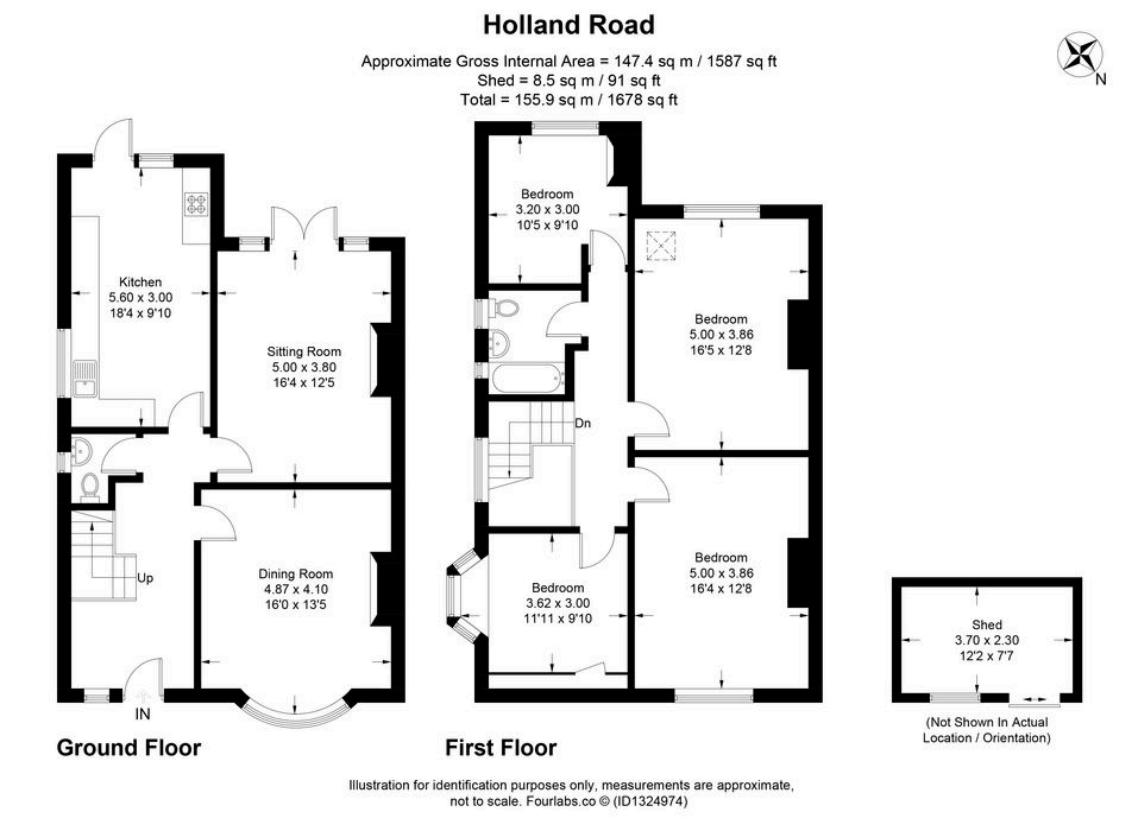




## TOTAL FLOOR AREA:

155.9 sqm / 1678 sqft



# *Exceptional* service

We love doing what we do, so it's always done with honesty, energy, and a smile From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist

- Personal, one-to-one service
- Honest valuations in line with current market conditions
- Ahead of the game marketing strategies
- Professional photography
- Expert social media marketing
- Professionally designed and printed brochures
- Daily sales progression
- In-house financial advisors

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.

2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.

3. All Measurements are approximate.

Whatever you're looking for...
*We'll help you find it.*

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