

PHILLIPS & STILL



- Stunning and newly refurbished bespoke two bedroom house
- Extremely spacious and luxurious open plan living
- Stylish en-suite to master bedroom
- Located in central hove very close to the seafront

Holland Mews, Hove, BN3 1JG

Situated in this central Hove location between Western Road and Hove Seafront this stunning two bedroom bespoke home is approximately 1053sq ft. The accommodation is over two floors and has been finished to the highest of standards. It really is one of the most unique houses in the area and is chain free!

Asking Price Of £825,000



Property Description

Stunning is the only way to describe this impressive modern two bedroom luxury home which offers extremely light, spacious and beautiful accommodation over two floors. This bespoke home is approximately 1053sq ft and really is one of the most unique house in Brighton & Hove.

Holland Mews itself is considered to be one of the premier roads in central Hove, it is ideally placed within walking distance of local shopping facilities, restaurants, independent traders, coffee houses and very near to seafront.

On entering the house, the first thing to notice is how bright, airy and stylish it is. On the ground floor there is a hallway leading through to the open plan living space which has delightful glass doors with East to West facing aspect. Natural stone flooring extending into the garden has been fitted throughout this room which lay on top of the brand new under floor heating system, bi-folding doors open to an outdoor patio which has a delightful flint brick feature wall and fencing surround also facing South East offering you the opportunity to sit outside in your own private sun trap in this peaceful and tranquil location of Hove.

The designer kitchen is fitted with a full range of quality integrated Bosch appliances which includes American style fridge freezer, wine cooler, dark touch induction hob and fully integrated extractor air suction system, Teppanyaki grill, double oven and microwave with steaming facility, dishwasher, integrated like for like sink and drainer with the superb high spec work surfaces. The plumbing for the washing machine is in the W/C at the far end of the living room, which is next to storage big enough for coats, shoes or even buggies. The entire house has been sound insulated and has been fitted with USB plug sockets in all rooms last but not least every window and door is double glazed brand new

An exquisite bespoke staircase rises from the ground floor to the first floor fully carpeted throughout using Holland Mews local supplier. Here you have one double bedroom and family bathroom. The master bedroom is carpeted throughout and has ample space for Queen size bed, free standing wardrobes and chest of draws, the ensuite is a wet room with walk in shower and chrome rainfall shower head, everything is brand new and finished to a superb high standard.

In addition to the under-floor heating downstairs, you have modern wall mounted radiators upstairs, the central heating is controlled remotely using a digital thermostat. You have private parking out the front for one car. It is also chain free and must be viewed to be fully appreciated!





Accommodation

GROUND FLOOR

HALLWAY

SITTING ROOM
20' 4" x 15' 8" (6.20m x 4.80m)

KITCHEN
18' 8" x 9' 5" (5.71m x 2.88m)

W/C

OUTSIDE

PATIO GARDEN

FIRST FLOOR

BEDROOM ONE
10' 6" x 9' 11" (3.22m x 3.04m)

BATHROOM

MASTER BEDROOM
18' 7" x 10' 6" (5.67m x 3.21m)

ENSUITE

OFF STREET PARKING

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Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft

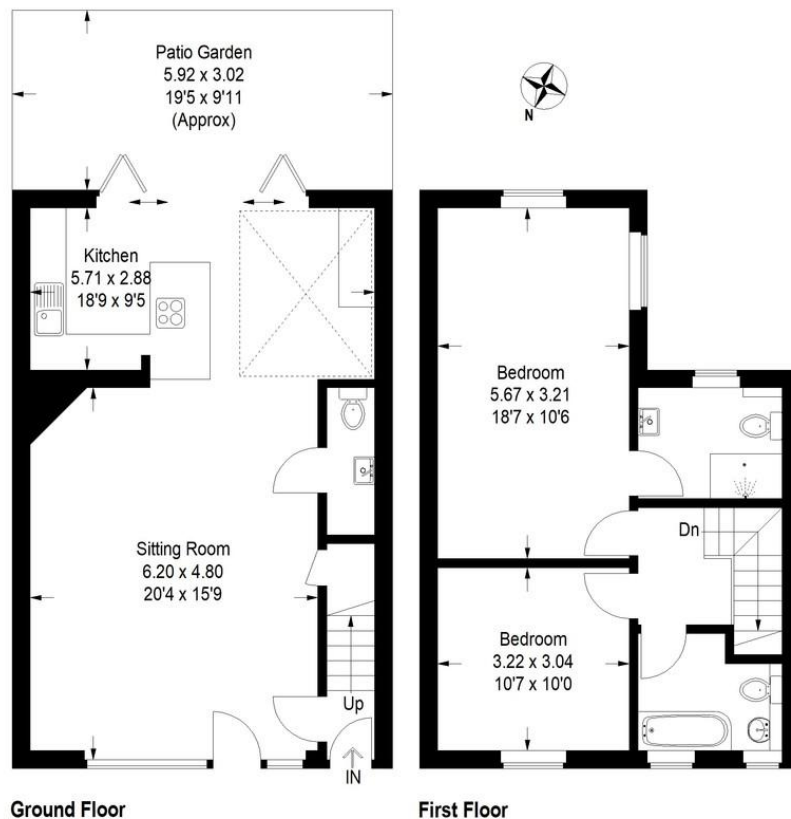


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

Picture this...

After a long day at work is there any better way to switch off from the stresses of the world than to come home and pour yourself a glass of wine and relax on your balcony.

This is the perfect place to be if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all. This way you are guaranteed not to miss out on all the excitement going on around you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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