



Gwydyr Mansions, Holland Road

East Sussex

GUIDE PRICE £475,000 - £500,000



Gwydyr Mansions

Hove

Situated in central Hove, close to the seafront, a generously-sized THREE BEDROOMED SECOND FLOOR APARTMENT benefitting from a WEST-FACING aspect, HIGH CEILINGS and LARGE SASH WINDOWS. Sold with NO ONWARD CHAIN.

Set within one of central Hove's most prestigious period mansion blocks, this well-presented apartment enjoys an unrivalled position in the highly coveted Brunswick Town conservation area. Moments from the popular cafes, shops and restaurants of Church Road, the location offers the very best of Hove's coastal lifestyle.

The main living room features a bespoke limestone fireplace along with a large bay sash window flooding the room with natural light. The space has been thoughtfully arranged with the kitchen to offer an open-plan style ideal for everyday living and entertaining. A wide opening links the two spaces, allowing natural light to flow through and creating a sense of connection, while the partial division ensures the kitchen is separated from the living area. The modern kitchen features a refined range of solid wooden cabinetry, integrated appliances, granite worktops and a large sash bay window.

Two spacious double bedrooms both benefit from large bay sash windows, with one also featuring an eye-catching fireplace. The third bedroom offers flexibility, making an ideal space for a nursery or home study. A large bathroom includes a bath with a separate shower, an attractive cast-iron column radiator, and Brazilian slate flooring, along with space and plumbing for a washing machine and ample storage.



The extensive entrance hallway enhances the sense of arrival, setting a gracious tone for the home. The apartment has been recently redecorated and features new carpets throughout.

Outside, a delightful west-facing private garden is available for all residents to use and enjoy.

Area Information

Located in the very heart of Hove, the seafront, Hove Lawns, Palmeira Square and Adelaide Crescent offer plenty of green open spaces to relax in, while for cricket fans, the Sussex County Cricket Club is a short walk up the road. When it comes to shops, bars and restaurants, there's no shortage of choice with the amenities of Church Road, Western Road and Brighton City centre on your doorstep.

On the seafront, a parade of local independent amenities on Kingsway includes the ever-popular Sugardough Bakery, Kernel of Hove health food store and Franco's Osteria. The renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice cream, perfect for hot summer days.

Both Hove and Brighton mainline stations provide convenient commuter links to London and Gatwick, and regular bus services travel all across the city, as well as to outlying suburbs and villages, including Devil's Dyke.





Rated Outstanding, Hove Infant and Junior School is just a five-minute walk away, along with Brunswick Primary School and the independent school, Brighton Girls. Brighton, Hove & Sussex Sixth Form College is also within easy reach.

Further Information

Holland Road is located in parking zone M. The council tax band is D, which is currently charged at £2,455.79 for 2025/26.

EPC Rating - tbc

Council Tax - D

Broadband & Mobile Phone Coverage -
Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Parking - Zone M

TENURE & OUTGOINGS

Tenure: Share of Freehold

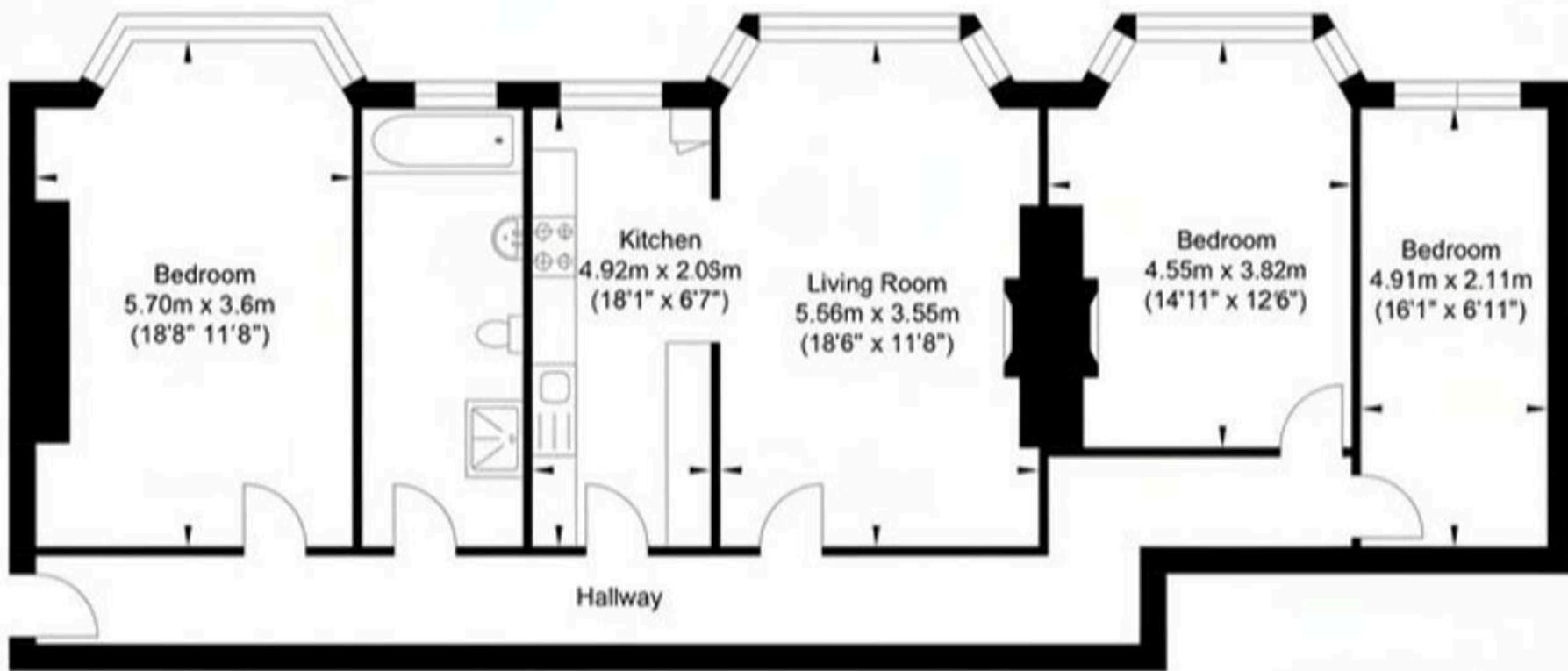
Unexpired term on lease - 947 years

Service Charge - £4,146.43 pa - Hot water included

This information has been provided by the seller. Please obtain verification via your legal representative.



Holland Road



Second Floor
Approximate Floor Area
1113.0 sq ft
(103.40 sq m)



Approximate Gross Internal Area = 103.40 sq m / 1113.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Enhanced with AI by STREET-59



Sawyer & Co- Hove

52 Church Road, Hove, BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.