



## 2, 39 Holland Road, Hove, BN3 1JE

### Offers Over £250,000 Share of Freehold

Elliotts are excited to present this well maintained ground floor and lower ground floor flat, boasting a private area accessible from the bedroom. The layout of the accommodation is thoughtfully designed, spanning two floors and giving the feeling of residing in a house.

One of the features of this property is the generous 19-foot-long living area, complemented by a well-appointed kitchen area towards the rear. The lower ground floor encompasses a spacious 14'9" double bedroom and a generously sized shower room with a convenient walk-in shower. Furthermore, there is also direct access to the internal courtyard from the bedroom.

This apartment also comes with the added benefit of a share of the freehold and no ongoing chain, streamlining the purchasing process for potential buyers.

- Ground & Lower Ground Floor Maisonette
- 59 Sq.Mt / 637 Sq.Ft
- 19' Open-Plan Living Area
- Modern Fitted Kitchen
- 14' Double Bedroom
- Large Shower Room / WC
- Internal Courtyard Area
- Ideal FTB / Investment
- No-Ongoing Chain
- Share of Freehold



**ELLIOTTS**

*Working hard for you*



2 Church Road, Hove, East Sussex, BN3 2FL

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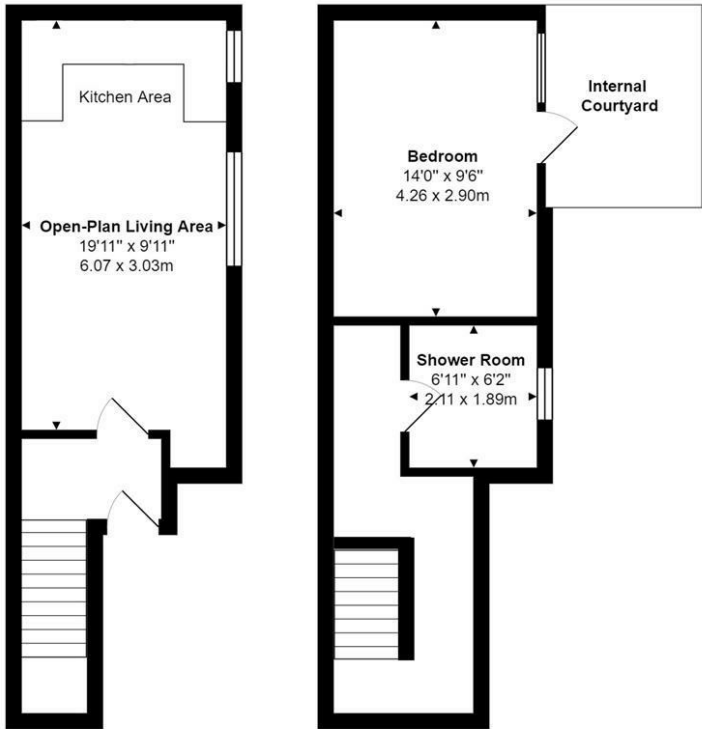
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Total Area: 637 ft<sup>2</sup> ... 59.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



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

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