

Holland Road
Hove
BN3 1JE



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



39 Holland Road

£1,185 PCM

A ground floor one bedroom flat within this impressive Victorian terrace located just off Hove seafront. Presented in good decorative order with Amtico wood flooring, this light and spacious accommodation comprises; living room, kitchen with range of wall and base units, electric hob and oven, washing machine and fridge, double bedroom and bathroom, large sash windows and high ceilings. Located near Palmeira Square. Unfurnished. Available week commencing 22nd January 2024

Entrance Hall

Amtico wood flooring, radiator, access to lowered ceiling storage space, door entry phone and ceiling coving.

Living Room

14' 10" x 14' 4" (4.52m x 4.37m) Amtico wood flooring, radiator, recess shelving, large sash windows to bay with a South/Westerly aspect. High ceilings and coving.

Kitchen

8' 9" x 7' (2.67m x 2.13m) Range of wall and base units with work surfaces incorporating stainless steel single drainer sink unit. Built in induction hob with oven and grill under and extractor over. washing machine, fridge and splash back tiling, open archway looking out to living room, ceiling spot lighting and coving.

Bedroom

12' 10" x 11' 2" (3.91m x 3.40m) Radiator, large sash window being of an easterly aspect, coving, large fitted double wardrobes, and cupboard housing the central heating boiler.

Bathroom

8' 10" x 4' 4" (2.69m x 1.32m) White suite comprising panelled bath with shower over, low level WC, wash basin, radiator, splash back tiling, halogen ceiling spot lighting and extractor fan.

Other Information

Parking Zone M

Council tax band B (Brighton and Hove council)

EPC rating C

Security deposit £1367.31

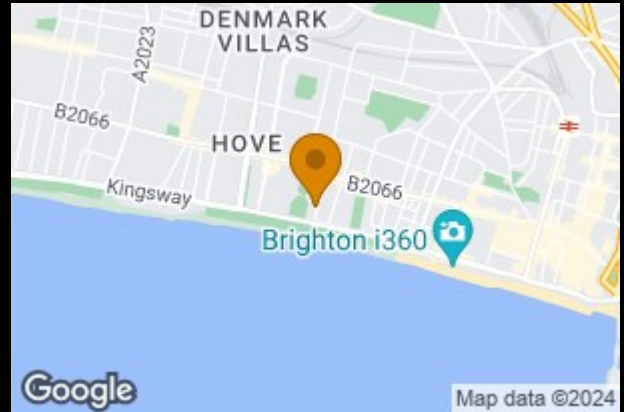
Holding deposit £273.46

Local Authority
Brighton & Hove City Council

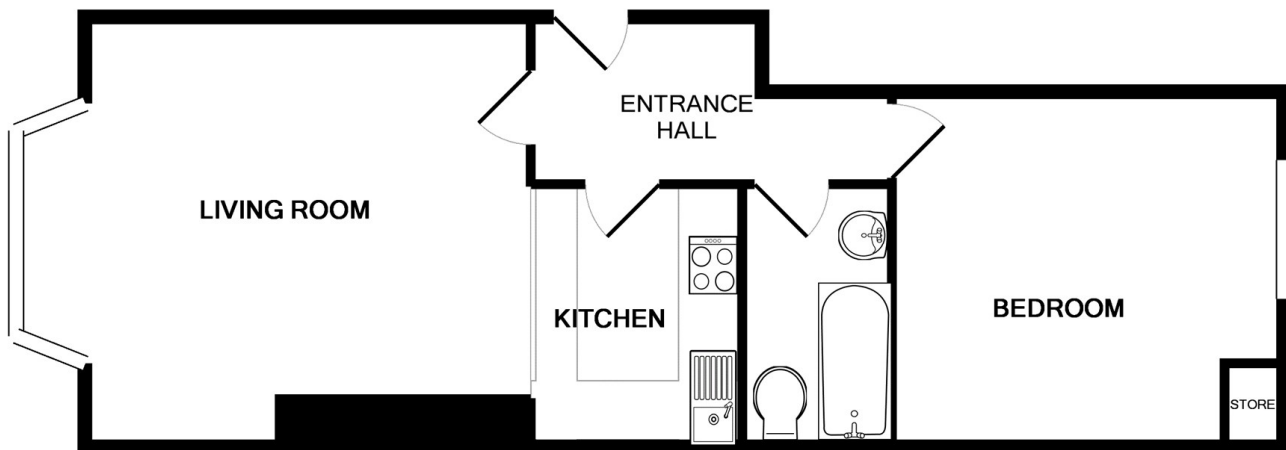
Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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



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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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