



## 9 HOLLAND ROAD

HOVE, BN3 1JF

£2,000 PCM

Fantastic two bedroom lower ground floor patio apartment moments from Hove seafront. Occupying the entire lower ground floor of this attractive and well maintained regency building and benefits from bright and spacious accommodation comprising; two double bedrooms, large living room with patio offset, modern kitchen with appliances and three piece bathroom suite. Further benefits include your own street entrance. The property can come part furnished or unfurnished.

Located on Holland Road just a short walk from Hove seafront and minutes from the vibrant shops and restaurants of central Hove. Brighton & Hove mainline stations are easily accessible and there are regular buses passing close by providing access to surrounding areas.

Pets considered.

**Nicholas  
James**

SALES LETTINGS AUCTIONS













Holland Road  
Total Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup> (excluding patio)  
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>		
(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	

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

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