

# PHILLIPS & STILL

Holland Road, Hove

Guide Price £270,000 - £300,000



- **Iconic Mansion Block**
- **Share Of Freehold**
- **Refurbished Throughout**
- **Communal Gardens & Lift Service**
- **No Onward Chain**

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## 30 Gwydyr Mansions Holland Road, Hove, BN3 1JW



A stunning top-floor one-bedroom flat in the prestigious Gwydyr Mansions, a beautiful Victorian building dating back to 1890. Perfectly positioned on Holland Road, opposite Palmeira Square, this sought-after location is just 0.3 miles from Hove Lawns and the seafont, with an array of established restaurants, cafés, and pubs nearby. Hove railway station is within easy reach at 0.8 miles.

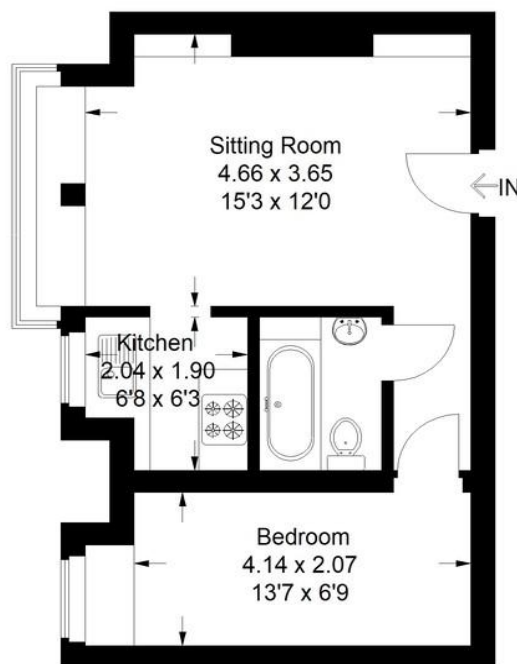
The property features a spacious lounge and dining area with carpet flooring, wall-mounted radiators, and large west-facing windows that allow for plenty of natural light. The separate kitchen has been recently renovated and offers a stylish combination of wall and base units set under quartz worktops, Brushed Nickel finishes, built-in appliances, a gas hob with an extractor and a west-facing window. The bedroom benefits from carpet flooring, a wall-mounted radiator, built-in storage beneath the bed, a built-in wardrobe, and a charming west-facing sash window. The bathroom is elegantly designed with solid marble tiled flooring, a roll-top bath with an overhead shower, Brushed Nickel finishes, a WC, a wash hand basin, and a heated towel rail.

Additional benefits include communal gardens, a share of the freehold, a communal lift to all floors, and no onward chain.



**Gwydr Mansions, Holland Road,  
Hove, BN3 1JW**

Approximate Gross Internal Area  
39.3 sq m / 423 sq ft



**Fourth Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
Imageplansurveys @ 2022

## Accommodation

### COMMUNAL ENTRANCE

Lift to all floors

### LOUNGE/DINER

15' 3" x 11' 11" (4.65m x 3.63m)

### KITCHEN

6' 10" x 6' 7" (2.08m x 2.01m)

### BATHROOM

### BEDROOM

15' 3" x 6' 8" (4.65m x 2.03m)







## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

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## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

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