

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

austin gray



## 103 Holland Road Hove, BN3 1JP Guide Price £1,300,000

Upon entering through the front door, you are welcomed into a spacious entryway, beautifully finished with French oak flooring that flows throughout the ground floor.

To the front of the home is a generously sized living room, with a large bay window that floods the room in natural light. Heading back through the hallway, you will find a shower room with shower, sink, and W/C before continuing through into a large kitchen/ diner offering ample storage and plenty of space for appliances such as a washing machine/ dryer and dishwasher. Beyond the kitchen, a second reception room awaits, ideal as a dining room or additional living room, with a double-glazed door that opens out onto a beautifully manicured, east-facing garden, bordered with mature shrubbery and a small patio at the end.

Ascending the stairs to the first floor are five well-proportioned bedrooms and a family bathroom and separate W/C. Four are spacious doubles, ideal for families or hosting guests, while the fifth is a comfortable single room, perfect as a home office or nursery. The family bathroom with its free-standing bath and shower completes the layout.

The property also benefits from a self-contained studio flat, accessible via a private side gate, ideal for extended family, guests, or potential rental income. A large basement and attic space offer excellent scope for further development, subject to the necessary planning permissions. Additionally, the large driveway provides off-street parking for up to four vehicles and features an EV charging port.

- Detached 5 Bedroom House spanning 3017.54 sq/ft (280.34 sq/m)
- Large East-Facing Garden
- Separate Studio Flat
- Potential For Loft and Basement Conversion (SNPP)
- Excellent School Catchments
- Close To Seafront and Local Amenities
- EV Charging Port and Off-Street Parking
- French Oak Flooring Throughout
- Versatile Space Depending On Your Family's Needs
- Council Tax Band: F

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



5



3



2

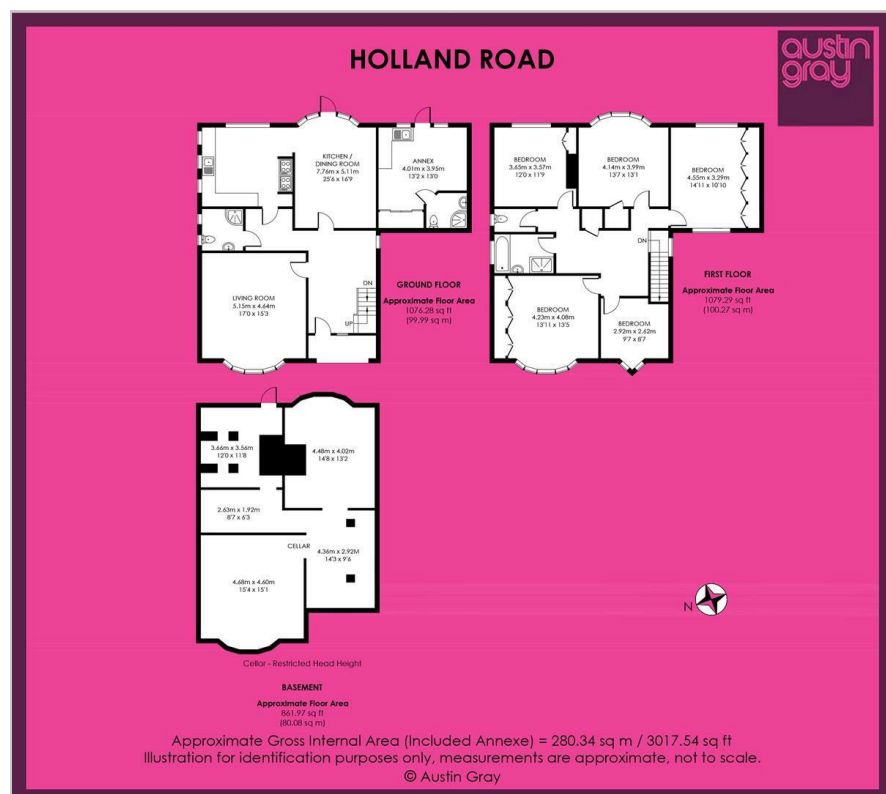


3

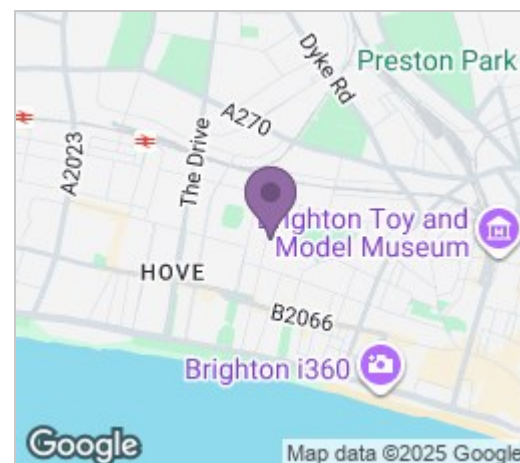




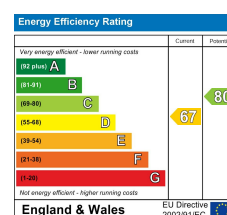
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray

first floor office 123-125 dyke road, hove, bn3 1tj

Tel: 01273 232232

residential@austingray.co.uk

www.austingray.co.uk

austin gray