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Holland Mews, Hove

East Sussex

Guide Price £450,000 – £500,000



## Holland Mews, Hove

Perfectly positioned within the historic Brunswick Town conservation area in a quiet mews, just moments from Hove seafront, this bright and beautifully presented GROUND & LOWER GROUND FLOOR MAISONNETTE benefits from TWO DOUBLE BEDROOMS, a PRIVATE PATIO and OWN ENTRANCE.

Tucked away in a peaceful mews in the heart of Hove, this well-proportioned maisonette offers plenty of natural light and versatile living space. The ground floor features a bright and inviting lounge/diner, enhanced by two large sash windows with elegant plantation shutters. A fully fitted kitchen sits just off the living area, creating a practical and sociable layout ideal for both everyday living and entertaining. A wooden open staircase leads down to the lower ground floor, where you'll find two double bedrooms and a contemporary bathroom complete with a bath and overhead shower.



The property further benefits from a beautifully maintained landscaped garden, thoughtfully designed to provide a perfect balance of lawn, patio, and attractive planted borders. The patio area offers an ideal setting for outdoor dining, while two substantial storage sheds to the side of the property provide excellent space for bikes and additional storage.



### The Local Area

Located in the heart of Hove, the seafront, and the green open spaces of Hove Lawns, Palmeira Square and Brunswick Square are only a short walk from your door. When it comes to shops, bars and restaurants, there's no shortage of choice. The amenities of Western Road, Church Road, and Brighton's famous Lanes and North Laines are within easy reach, offering everything from high street to independent stores. Plenty of bus services in the city provide access to all parts of Brighton and Hove as well as out of town, including Devil's Dyke. Hove and Brighton mainline train stations are both within easy reach, providing convenient, regular mainline links for commuters.

Rated Outstanding, Hove Infant and Junior School is just a five-minute walk away, along with Brunswick Primary School and the independent school, Brighton Girls. Brighton, Hove & Sussex Sixth Form College (BHASVIC) is also within easy reach.

### Further Information

Holland Mews is located in parking zone M. The council tax band is D, which is currently charged at £2,579.44 for 2026/27.

EPC Rating - D / Council Tax - D / Parking Zone - M

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Tenure: Leasehold

Unexpired term on lease - 139 years

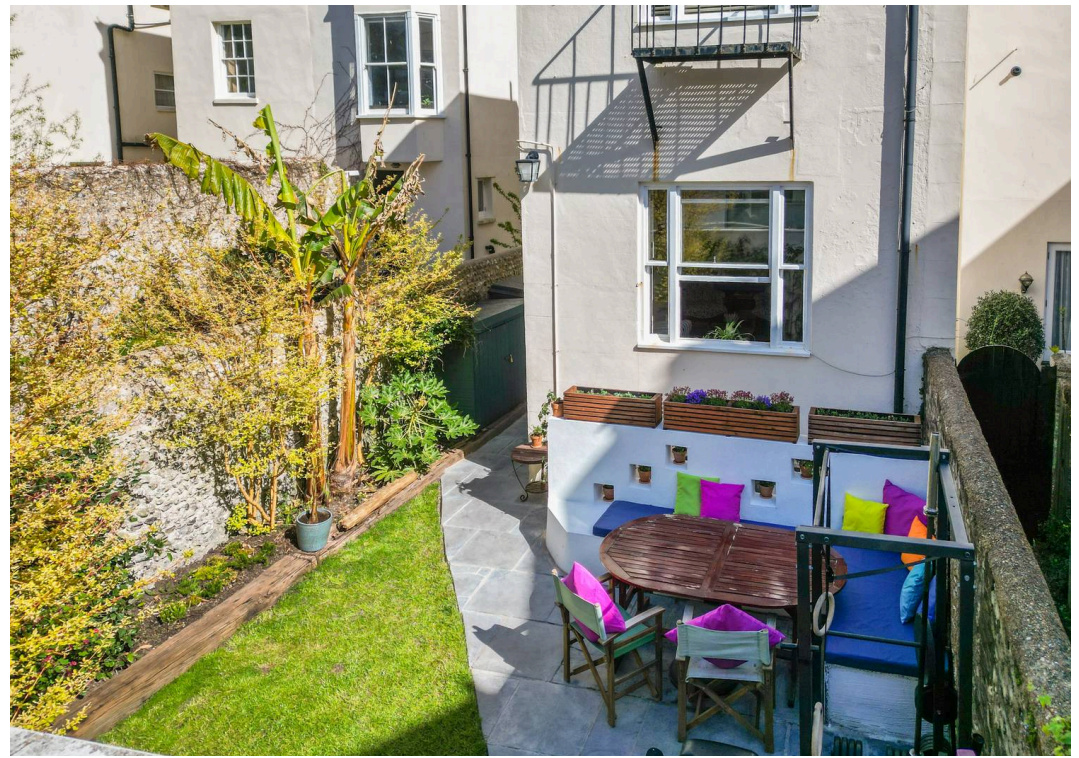
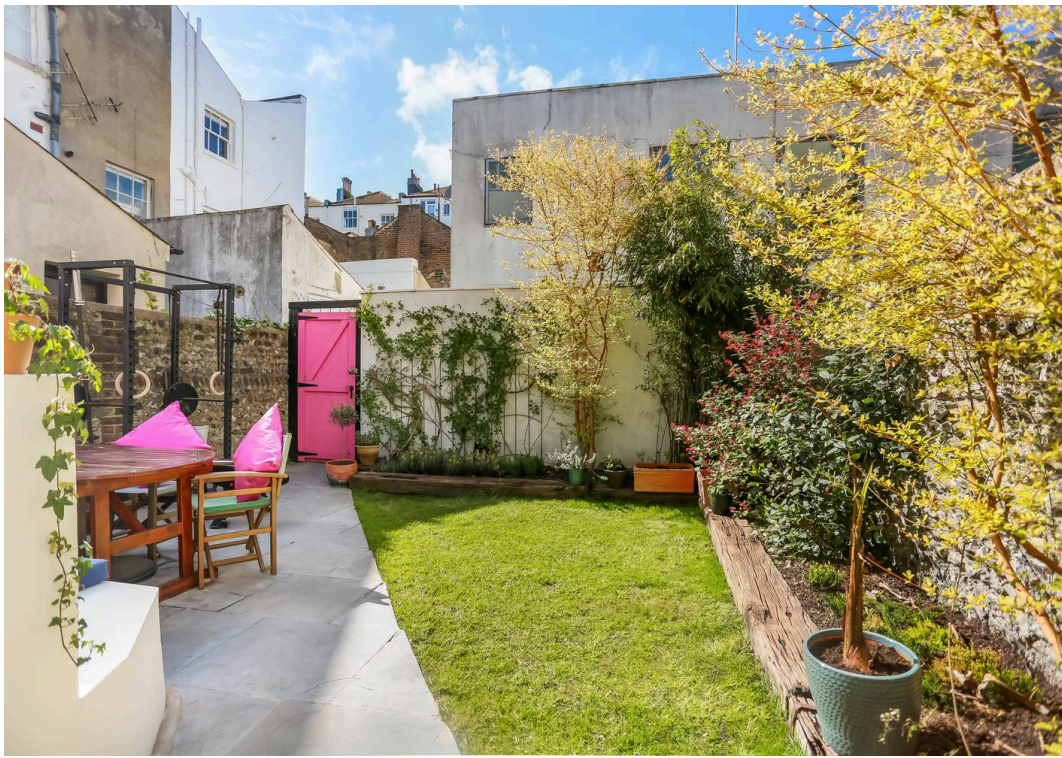
Service Charge - £3,047.68 per annum

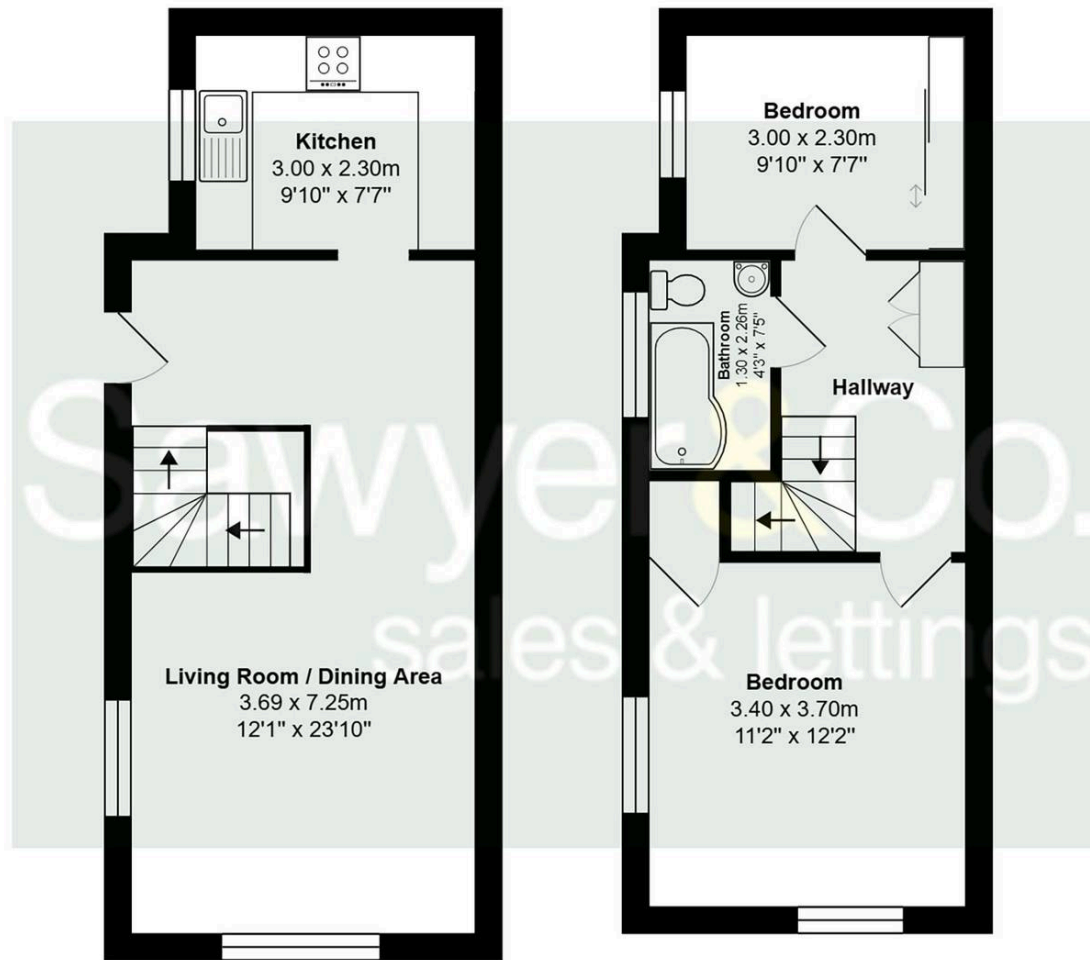
Ground Rent - £75 per annum

Managing Agent: Sawyer & Co

This information has been provided by the seller. Please obtain verification via your legal representative.







Ground Floor

Lower Ground Floor

**Total Area: 70.2 m<sup>2</sup> ... 756 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

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## Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.