



Holland Road, Hove, BN3
Guide Price £1,750,000

**ASTON
VAUGHAN**
EXQUISITE

INTRODUCING

Holland Road, Hove, BN3

6 Bedrooms | 3 Bathrooms | 3 Reception Rooms | Landscaped west facing rear garden | 2915 Sq Ft |

Nestled at the southern end of Holland Road, this stunning Edwardian home is tucked away from both Western Road and the seafront, exuding an air of grandeur. Its impressive size and architectural details include a timber balcony and beams adorning the gabled façade, set well back from the road behind a charming border wall and a tidy brick driveway that accommodates two large cars. The front door, painted in a sophisticated charcoal grey, opens to an extraordinary entrance hall, where the scale and beauty of the home are immediately evident.

The striking Ole & Son's Woods wallpaper, featuring tall silver birch trees, elegantly extends through all three floors of the hallways and landings, enhancing the sense of space. The woodwork and decorative architraves are painted in complementary Farrow & Ball neutrals, while the original painted wooden floorboards flow seamlessly into the first two reception rooms to the left and right.

Reception Rooms 1 & 2:

Off the spacious entrance hall, you'll find two generously sized reception rooms that mirror each other in shape and size. One features an elegant bay window, while the other has three tall sash windows, all of which have been replaced with timber-framed double glazing. The first room exudes warmth with its Stiffkey Blue paint by Farrow & Ball, offering a cozy spot to relax and enjoy family movie nights in front of the wall-mounted TV. The open fireplace, with a marble surround, adds a touch of charm and warmth to winter evenings, complemented by a contemporary chandelier that ties the space together. Across the hall, the formal sitting room presents a more refined atmosphere, with Cole & Son's Ex Libris wallpaper, built-in bookshelves, and another marble open fire. The industrial-style low-hanging pendant light adds a modern twist to the classic setting.





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Kitchen Dining & Family Room:

Spanning the rear of the house in an L-shape, the kitchen dining room is the heart of the home, with distinct areas for cooking, dining, relaxing, and socializing. Bespoke wine racks (or asymmetrical bookshelves) frame the open fire, which warms the family snug area during colder months. Bi-folding doors open up to the garden, with large urban-grey floor tiles linking the indoors to the outdoor patio, making it a seamless extension of the living space as the weather warms. Beautiful light fixtures, handpicked for each area, will remain in place.

The kitchen itself runs along the rear of the property, with views over the garden. Solid timber Shaker cabinetry is paired with grey quartz stone countertops, and a breakfast bar creates an additional sociable space. The kitchen is fully equipped with seamlessly integrated appliances, including a sink, gas hob, triple ovens, American fridge-freezer, and dishwasher.





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Utility Room & Ground Floor WC:

The utility room, spacious enough for multiple uses, is conveniently located off the hall with side access, making it ideal for wiping off muddy boots or paws. There's ample room for several appliances, including a washing machine, dryer, and additional fridge/freezer. A wall of wardrobes and shoe racks ensures practicality for busy families, while a pulley maid drying rack adds an energy-efficient touch. Adjacent to the utility room, the funky ground-floor WC features Osborne & Little's whimsical "Best in Show" dog-print flock wallpaper, making it a playful addition to the home.

First Floor Bedrooms & Family Bathroom:

The first floor landing continues the theme of original features, with double doors opening to a family bathroom at the top of the stairs. The bathroom strikes a balance between modern and traditional, with half-panelled walls surrounding a freestanding claw-foot bathtub and classic fixtures. A linen cupboard and a column radiator-style heated towel rail complete the look.

The two large double bedrooms on the south side of the house are similarly sized and shaped, with one enjoying an easterly aspect, and the other overlooking the garden with access to a generous west-facing balcony. While they are currently styled as children's rooms, both spaces are versatile enough to suit any age or purpose. Wooden floors, column radiators, and timber-framed double-glazed windows and doors ensure warmth and comfort for a restful night's sleep.

Principal Bedroom Suite:

Spanning the full width of the first floor, the principal bedroom suite is expansive and offers ample space even with a super-king-sized bed and several pieces of freestanding furniture. The bold Regency-style wallpaper adds character without overwhelming the room. A blue and ivory color scheme flows into the adjoining en suite bathroom and dressing room. The en suite features a contemporary freestanding bathtub with central taps, allowing for comfortable bathing from either end. The windows are fitted with shutters for privacy, and the separate rainfall shower offers a luxurious experience. Bespoke full-height wardrobes provide generous storage for clothes and shoes.





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LOCATION GUIDE

Vendo's Comments

"This has been a wonderfully happy family home for over ten years. With all the space, even with three lively children, we've never felt crowded, and it's been perfect for entertaining both indoors and out. We absolutely love summer days in the garden or at the beach, which is so conveniently close. The schools are excellent, and there's so much to enjoy within walking distance, with the restaurants on both Western Road and Church Road just around the corner." by."

Where it is

Shops: Local 1 min walk, city centre 12 min walk

Station: Brighton Station 15 min walk, Hove Station 10 min walk

Seafront or Park: St Ann's Well Gardens 7 min walk, seafront 1 min walk

Closest Schools:

Primary: Brunswick Primary, Middle Street Primary

Secondary: Hove Park, Blatchington Mill, Cardinal Newman rc

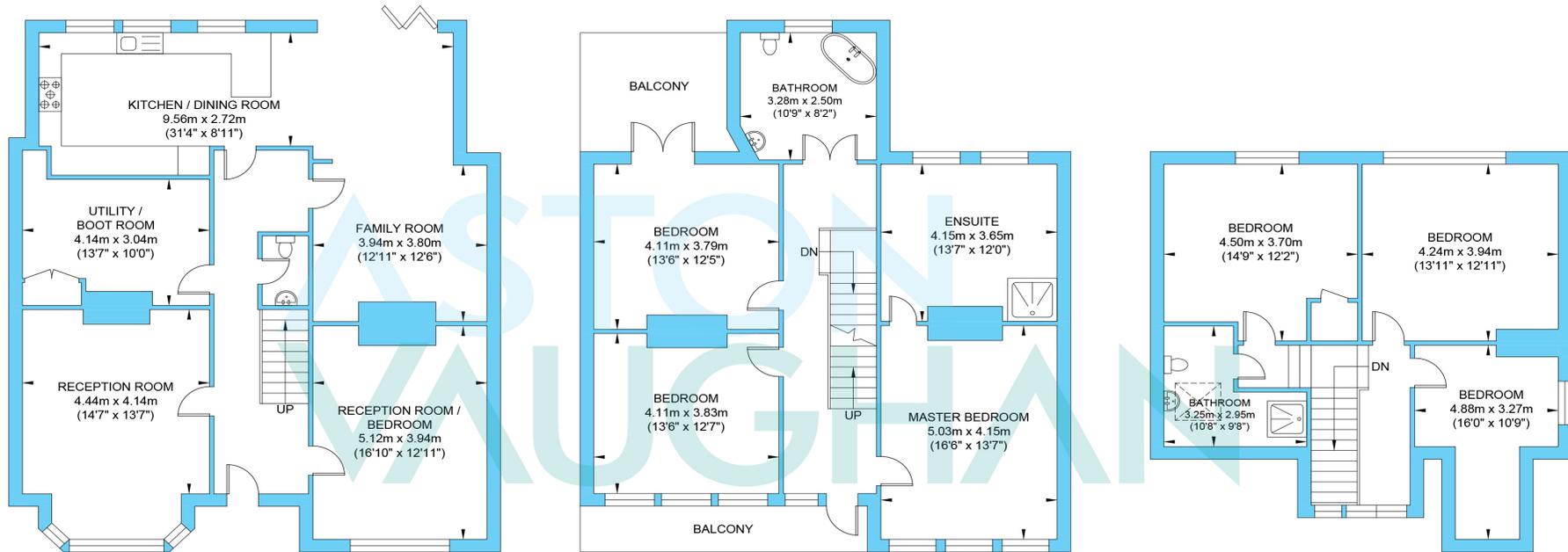
Sixth Form Colleges: Bhasvic, Newman College, Vardean College

Private: Brighton College; Windlesham Prep.



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Holland Road



Ground Floor
Approximate Floor Area
1228 sq ft
(114.1 sq m)

First Floor
Approximate Floor Area
1028 sq ft
(95.5 sq m)

Second Floor
Approximate Floor Area
659 sq ft
(61.2 sq m)



Approximate Gross Internal Area = 270.8 sq m / 2915 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.