



Bellmead, 124 Holland Road, HOVE, BN3 1JQ
Guide price £200,000-£220,000

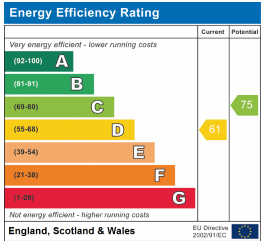
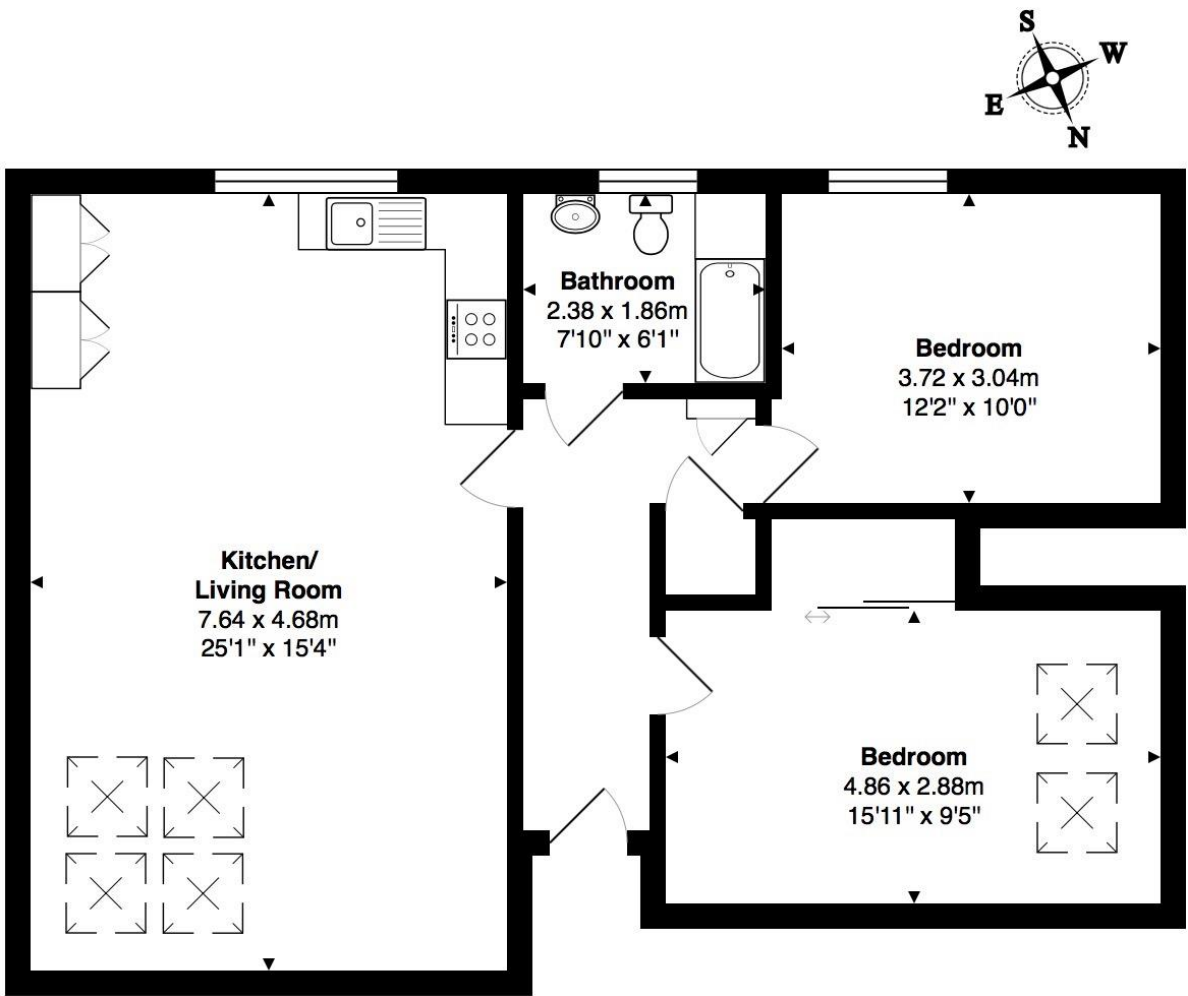


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John Hoole Estate Agents are thrilled to present this beautifully appointed two-bedroom top-floor apartment, ideally situated in a highly sought-after, age-exclusive development in the heart of Hove. Immaculately presented and thoughtfully laid out, this bright and airy home boasts a generously sized open-plan living and dining area, a sleek contemporary kitchen complete with integrated appliances, two spacious double bedrooms filled with natural light and a stylish modern bathroom. Set within a well-maintained, purpose-built block exclusively for residents aged 60 and over, this property offers the perfect blend of comfort, convenience and low-maintenance living. Residents also benefit from a range of superb shared amenities, including beautifully landscaped gardens, a communal lounge, library, laundry room and a guest suite for visiting family or friends. Secure entry systems and lift access ensure both ease and peace of mind, while off-street parking is available on a first-come, first-served basis.

Bellmead enjoys a tranquil yet central location, just a short stroll from the much-loved St. Ann's Well Gardens—a peaceful retreat offering a scented garden, bowling green and abundant wildlife. The charming Garden Café provides the perfect setting for a relaxing afternoon, serving locally sourced and organic fare. Excellent public transport links connect you effortlessly to Brighton, Hove seafront and the bustling shopping districts of Western Road and Church Road. A superb opportunity to enjoy a vibrant and secure lifestyle in a prime Hove location.

Key Information:
Exclusively for residents aged 60+
Lease: 999 years from 1st July 2024
Ground Rent: Peppercorn
Service Charge: £4320 pa
Council Tax Band: B
Parking Permit Zone: O (no waiting list)



- SELF CONTAINED AGE-RESTRICTED APARTMENT
- TOP FLOOR WITH TWO DOUBLE BEDROOMS
- CENTRAL LOCATION - CONVENIENT TO STATIONS, SHOPS AND SEAFRONT
- OFF-STREET PARKING (UNALLOCATED)
- SECURE ENTRY SYSTEM & LIFT ACCESS
- ADDITIONAL STORAGE CUPBOARD IN CELLAR
- COMMUNAL GARDENS AND RESIDENTS' LOUNGE

