

**DETACHED FREEHOLD D1 BUILDING
CENTRAL HOVE, 3225 SQ FT
PLANNING GRANTED FOR 10 BED AIR B&B
FOR SALE**



**24 HOLLAND ROAD
HOVE
BN3 1JE**

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LOCATION

The property is situated at the midpoint of Holland Road close to the junction with Church Road and Palmeira Square. The surrounding area is mainly residential with the main commercial thoroughfare of Church Road a short walk to the west.

ACCOMMODATION

The premises comprise Ground, first and second floor D1 building, arranged as follows:

Ground Floor

Room 1	307 sq ft
Room 2	299 sq ft
Room 3	166 sq ft
Room 4	72 sq ft
Room 5	128 sq ft
Room 6	150 sq ft
Room 7	145 sq ft
Total	1267 sq ft (116 m2)

First Floor

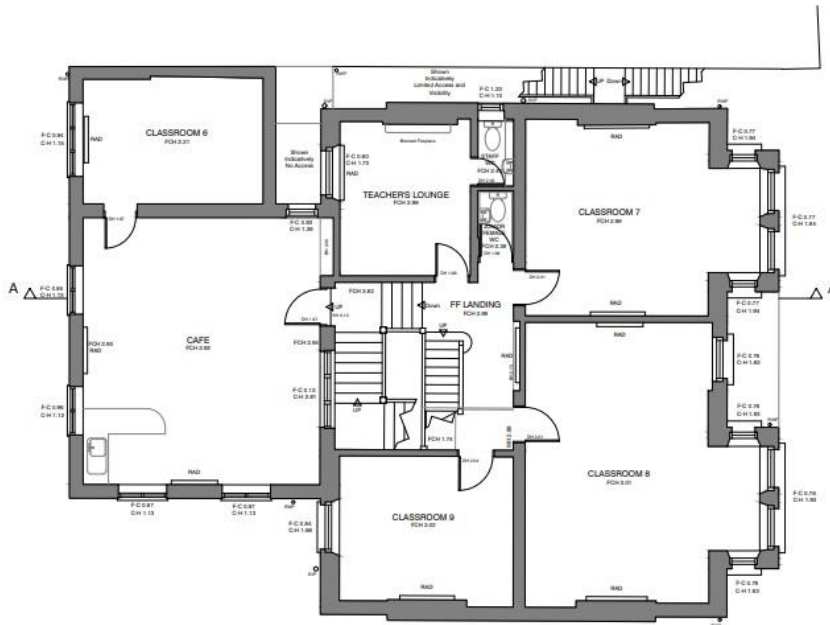
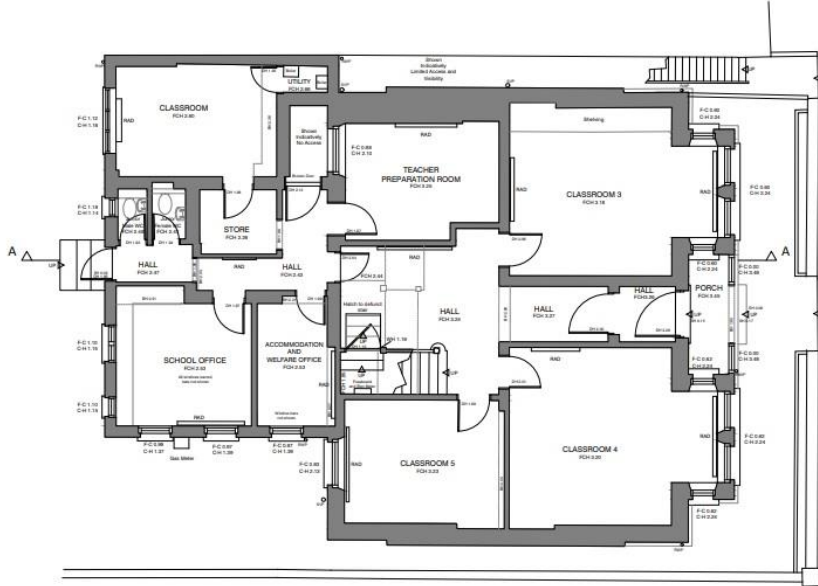
Room 1	389 sq ft
Room 2	126 sq ft
Room 3	159 sq ft
Room 4	438 sq ft
Room 5	159 sq ft
Total	1270 sq ft (116 m2)

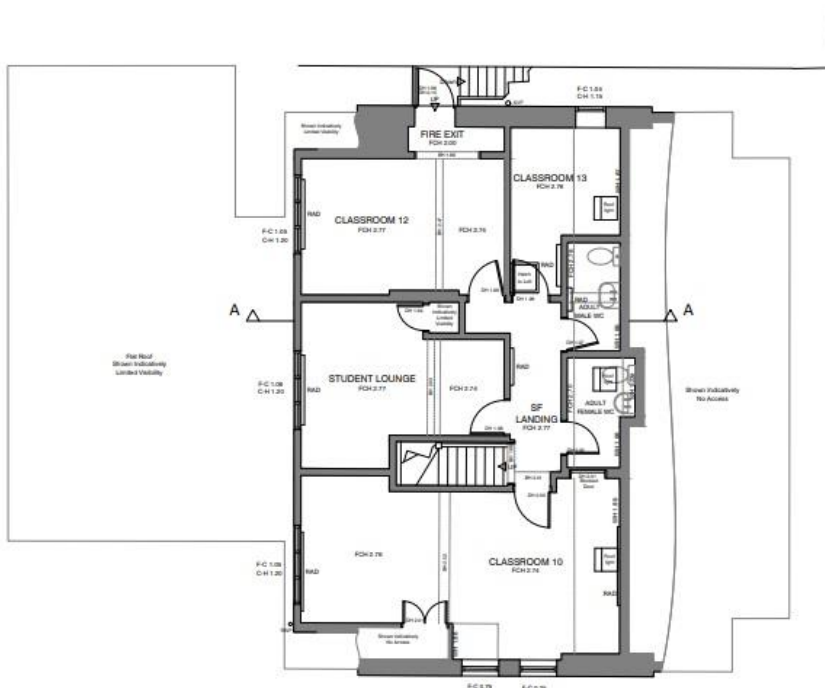
Second Floor

Room 1	168 sq ft
Room 2	263 sq ft
Room 3	173 sq ft
Room 4	84 sq ft
Total	688 sq ft (63 m2)

<u>TOTAL</u>	<u>3225 SQ FT (296 M2)</u>
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- WC's on each floor
- Large Rear Garden
- Wood flooring
- High Ceilings
- Strip Lighting
- Alarm
- GCH
- D1 licence



**PLANNING**

BH2020/03272 | Change of use from existing language school (F.1) to 10no bedroom visitor accommodation (sui generis).

TENURE

Freehold

PRICE

OIRO £1.75 million

VAT

VAT is not chargeable on the terms quoted

LEGAL FEES

Incoming tenant to bear both parties legal costs

VIEWING

Strictly via a prior appointment through sole agent:

Tom Graves Property Ltd

Tel: 01273 233333