

RESIDENTIAL · FOR SALE BY AUCTION · CLARIDGE'S, 14 DECEMBER 2026

1 Coniston Court, Holland Road

Hove, East Sussex BN3 1JU

GUIDE PRICE	LEASE	ACCOMMODATION	POSSESSION
£265,000	**c. 105 yrs**	**1 bedroom**	**Vacant**
Long leasehold	125 years from 2007	lounge · kitchen · shower room	ground floor · lift

A stylishly refurbished one-bedroom ground-floor flat in Coniston Court, a mid-century block set back from Holland Road in central Hove, moments from St Ann's Well Gardens and about ten minutes' walk from the seafront.

The property

A ready-to-move-into one-bedroom flat in central Hove, refurbished with real flair and offered with vacant possession at a guide price of **£265,000**.

Coniston Court is a well-kept mid-century block set back from Holland Road behind landscaped gardens, with a communal entrance and lift. Flat 1 is on the ground floor. A long entrance hall with built-in storage leads to a bright lounge with a wide picture window over the greenery, a refitted kitchen, a double bedroom with built-in wardrobes and a stylish shower room.

The present owner has updated the flat throughout. There are engineered oak floors, a modern kitchen with gloss units, wood worktops and metro tiles, and a striking shower room with hexagonal tiling, a walk-in shower and a designer towel radiator. The flat is held on a lease of 125 years from June 2007, with about **105 years** remaining.

Key features

- One-bedroom ground-floor flat
- Mid-century block with a communal lift
- Refurbished throughout, ready to move into
- Refitted kitchen with integrated appliances
- Designer shower room with walk-in shower
- Engineered oak floors and built-in storage
- About 105 years remaining on the lease
- Moments from St Ann's Well Gardens

Property summary

Tenure	Leasehold, 125 years from 24 June 2007 (c. 105 years remaining)
Title	ESX308847
Floor	Ground floor, with lift in the block
Accommodation	Hall, lounge, kitchen, bedroom, shower room
Possession	Vacant possession on completion
Service charge and ground rent	See legal pack
EPC and council tax	See legal pack







Accommodation

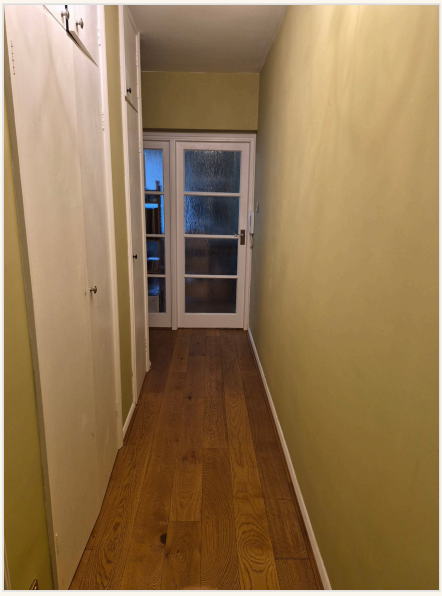
Entrance hall	Engineered oak floor, built-in cupboards, radiator, entryphone, glazed doors
Lounge	Wide double-glazed picture window over the gardens, oak floor, radiator
Kitchen	Gloss units, wood worktops, metro tiles, hob, oven, extractor, space for washing machine and dishwasher
Bedroom	Double bedroom, built-in wardrobes and cupboards, double-glazed window
Shower room	Walk-in shower, WC, basin, towel radiator, hexagonal tiling

The lounge is a generous, light room with space for a sofa and a work-from-home desk, and opens through to the kitchen. The kitchen window looks out over the trees, and the hob and oven sit beneath an integrated extractor. The double bedroom has a full wall of built-in wardrobes with cupboards above. The shower room has been finished to a high standard, with black framed glass, black fittings and bold hexagonal tiles.

Room measurements will be confirmed. The floor plan is on page 4.







Location

Coniston Court is in central Hove, about two minutes' walk from St Ann's Well Gardens and within easy reach of the independent shops, cafés and restaurants of Seven Dials, Church Road and Western Road. Holland Road leads down to the seafront, about ten minutes' walk away.

Transport

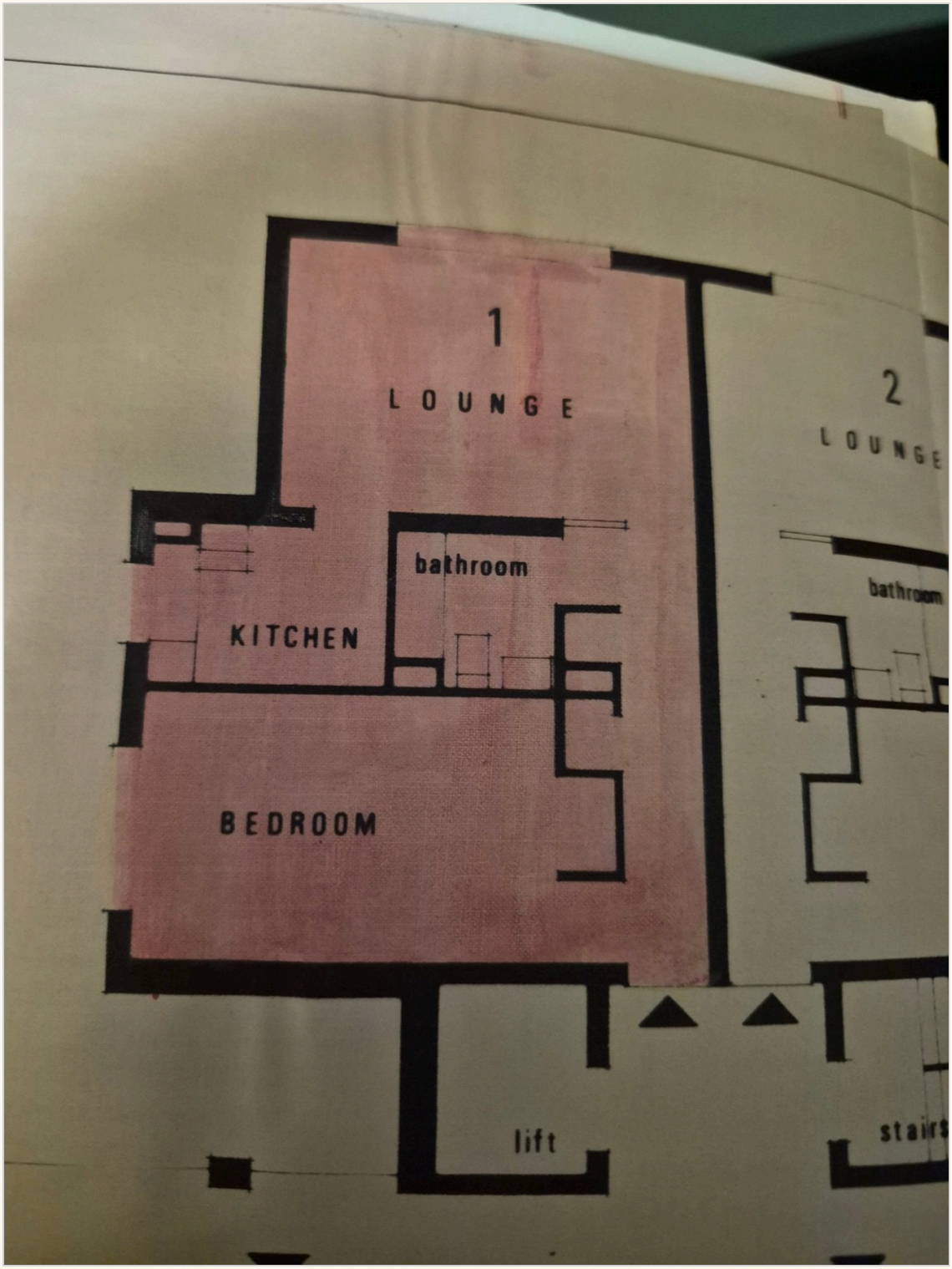
- **Hove** station – about 15 minutes' walk
- **Brighton** station – trains to London Victoria, London Bridge and Gatwick Airport
- A27, A23 and M23 to London and Gatwick

Local amenities

- St Ann's Well Gardens – about 2 minutes' walk
- Seafront and Hove Lawns – about 10 minutes' walk
- Churchill Square – about 20 minutes' walk

Floor plan

Flat 1 is shown shaded. Ground floor of Coniston Court, with the lift and communal entrance below.



For identification only – not to scale. Taken from the original plan of the building supplied by the seller.

Auction information

Date and venue	Monday 14 December 2026 at 1.00 pm, Claridge's, Brook Street, Mayfair, London W1K 4HR
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Guide price	£265,000
Sale before the auction	Offers are invited before the auction, for exchange on the same unconditional auction contract terms
Possession	Vacant possession on completion
VAT	VAT is not payable on the sale price
Completion	20 Business Days after exchange – mid-January 2027 if sold at the auction
Legal pack	Available to registered bidders, with the auction addendum. Any other buyer charges are set out in the Special Conditions and addendum
Viewing	Strictly by appointment with Palace Auctions London

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price (minimum £3,000)	On exchange
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
Seller's legal costs and searches	As set out in the Special Conditions	On completion
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Measurements, distances and outgoings are approximate or supplied by the seller and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs are for illustration only and furniture shown is not necessarily included. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

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