

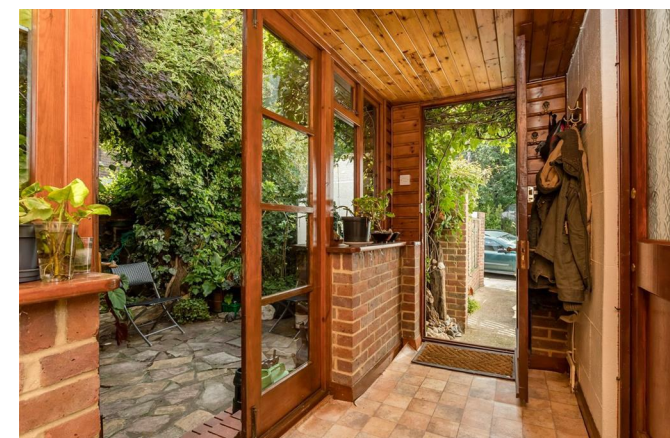
Price £425,000 Freehold



1A Ruskin Road, Hove, BN3
5HA

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SOLD VIA MASLEN ESTATE AGENTS - An unusual 2-BEDROOM END TERRACED HOUSE in a popular, SOUGHT-AFTER location in Hove. The property benefits from a LARGE KITCHEN/Diner leading to the lounge. There is a PATIO GARDEN to the side of the house. The shops, restaurants & cafes of Portland Road are just around the corner and the property sits within easy reach of both Aldrington & Hove Stations. Energy Rating: C71 Exclusive to Maslen Estate Agents



Front door to:

V3

Porch

Windows & French doors leading to garden, radiator, main door into:

Kitchen/Diner

Range of wall & base units with worktop surface over, inset 4 ring gas hob with fitted oven below & cooker hood over, inset sink & drainer unit with mixer tap, space & plumbing for washing machine, appliance space for fridge/freezer, wall mounted 'Ideal' combi boiler, radiator, window overlooking the porch. Door to:

Lounge

Double glazed window to front, 2 radiators, stripped wooden flooring, understairs storage cupboard, 4 wall light points, wall mounted heating thermostat, stairs to:

First Floor Landing

Recessed spotlights.

Bedroom 1

Dual aspect with double glazed windows overlooking front & side, radiator, storage cupboard.

Bedroom 2

Double glazed window overlooking side, radiator.

Bathroom

White suite comprising panelled bath with wall mounted shower fitment over, pedestal wash hand basin, low-level WC. Part tiled walls, fitted mirrors, radiator, extractor fan, skylight window.

Outside

Garden

Enclosed by walling & fencing, crazy paving, shrub borders, outside water tap.

Total approx floor area

71.5 sq.m (770 sq.ft)

Parking Zone R

Council Tax Band C



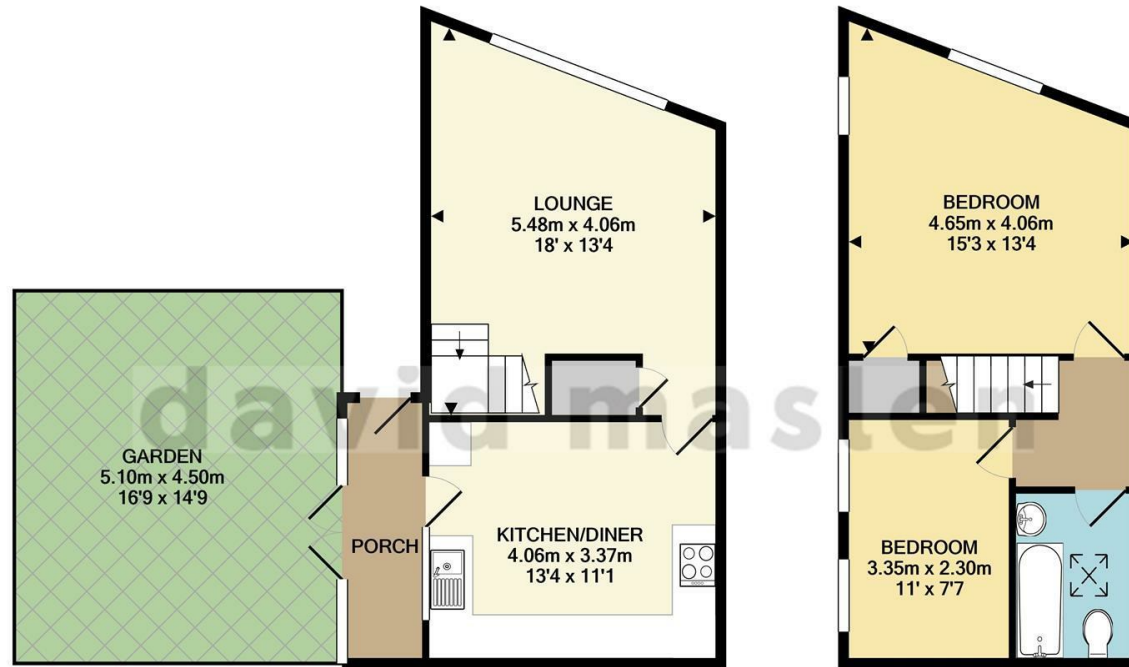
WHAT THE OWNERS SAY:

'I have lived in this house for 20 years and have enjoyed the proximity to an ever-growing variety of local shops on Portland Road, plus other amenities such as The Stoneham Bakehouse - a community bakery; Stoneham Park and cafe - a community hub for families, young people and local residents; Aldrington station is just 2 mins walk, Hove station - 15 min walk, and there are 3 bus routes.

I have gradually renovated the house, focussing on the essentials such as roof, render, fuse-board, boiler and re-decoration, leaving it to the new owners to choose new carpets/bathroom/kitchen etc. The garden was created from scratch using reclaimed railway sleepers and has grown into a lush green space with a variety of shrubs, ivy, vine and an elder tree. It was designed as a low-maintenance garden, but there is some room for planting in the borders if desired. It has been a much-loved little house which I hope the new owners will continue to enjoy and develop.'







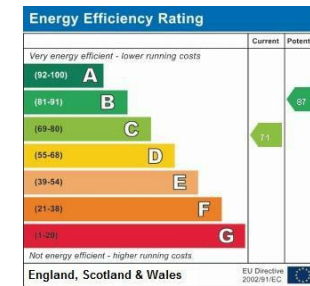
GROUND FLOOR
APPROX. FLOOR
AREA 37.9 SQ.M.
(408 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.6 SQ.M.
(362 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.5 SQ.M. (770 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.



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