

Rutland Road

Hove

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Rutland Road Hove



3

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

GUIDE PRICE £700,000 - £750,000

A beautifully presented three bedroom period house, ideally situated in the highly sought-after Poets Corner neighbourhood.

This charming property boasts generous living space throughout. The ground floor features a large through reception room, with a bright and spacious living area leading seamlessly into a dining room, offering a triple aspect space. Thanks to its corner position, the house benefits from an abundance of natural light. To the rear, the modern and well-appointed kitchen/diner offers a large dining space, with striking floor-to-ceiling bi-folding doors opening directly onto the attractive west-facing garden. Designed as a peaceful retreat, the garden includes a built-in outdoor kitchen, making it perfect for alfresco dining and entertaining. A useful downstairs W/C and understairs storage complete the ground floor.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The principal bedroom, located at the front, is enhanced by a large bay window. A stylish family bathroom, finished in a modern décor, serves the upper floor. Additional loft space offers potential to convert for further accommodation.

Externally, the property also benefits from a garage adjacent to the garden, direct garden access allowing for easy use as a home office.

Situated in the ever-popular Poets Corner district, this home is ideally placed for families, with a fantastic choice of schools, a strong community spirit, and an array of independent shops, bakeries, restaurants, and cafés, alongside everyday amenities. Hove seafront is just a short distance away, and both Aldrington and Hove train stations are nearby, offering excellent commuting options.









SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 116.3 sq. metres (1252.2 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC