## Rutland Road Hove





## **Rutland Road Hove**



3 1 ROOM RECEPTION

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## About the property

GUIDE PRICE £700,000 - £750,000

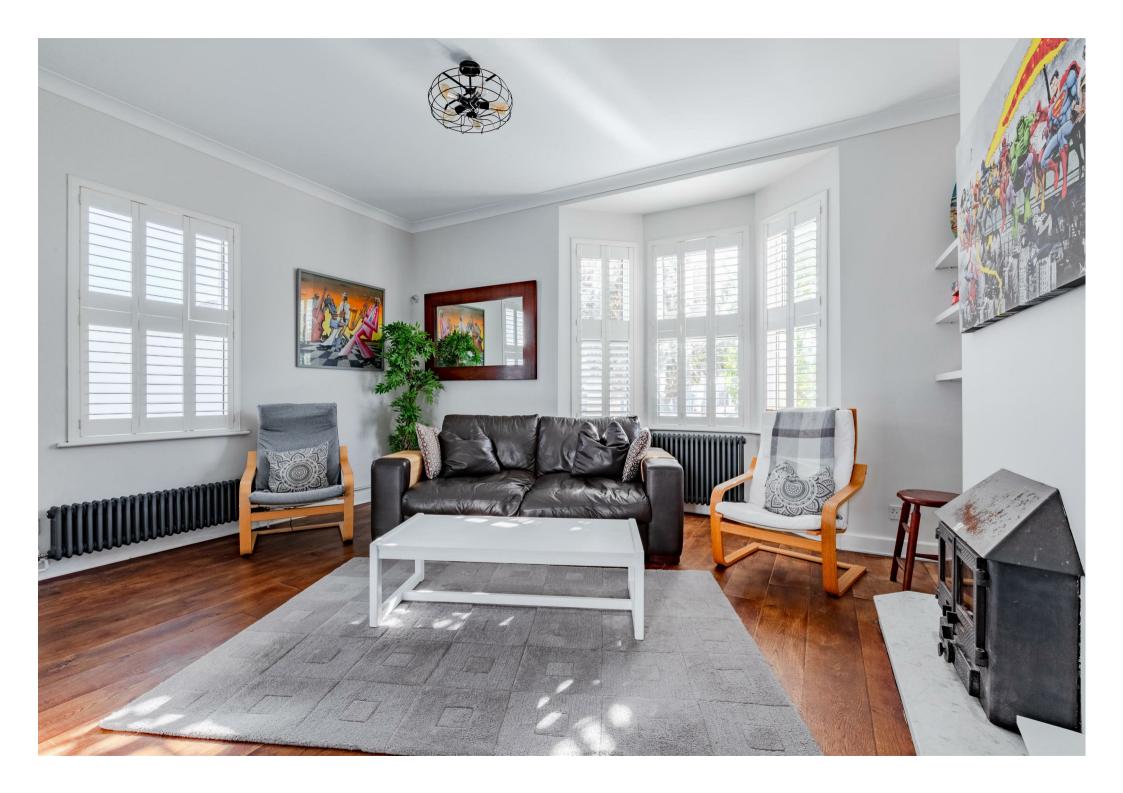
A beautifully presented three bedroom period house, ideally situated in the highly sought-after Poets Corner neighbourhood.

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 covert 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.

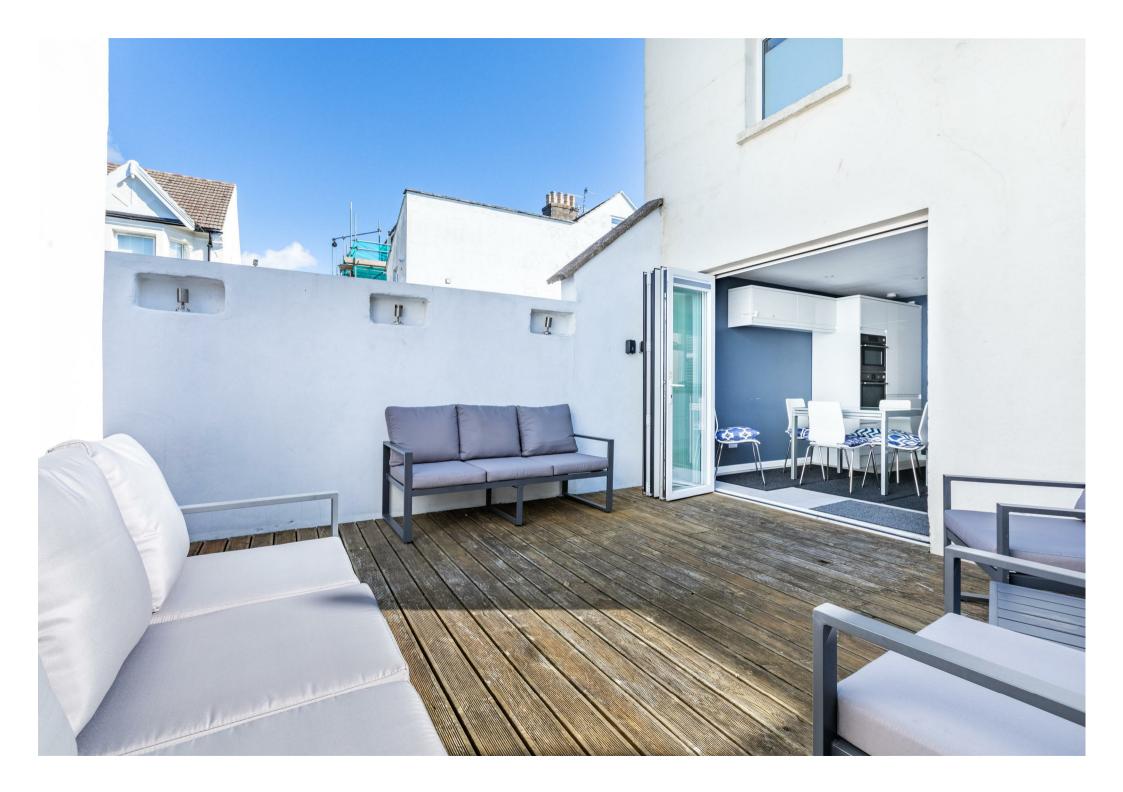




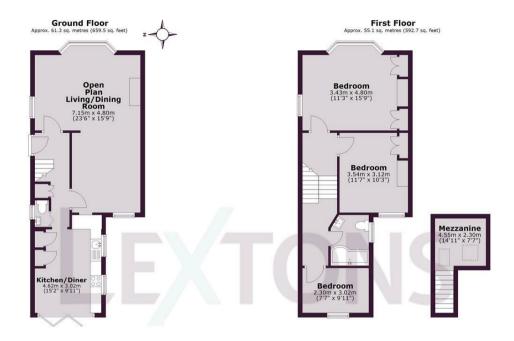












Garage 4.38m x 2.95m (14'4" x 9'8")

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

Whilst every care has been taken to ensure accuracy, dimension are approximate and for illustrative purposes only.

Creates for experied.

Plan produced using Planty

Energy Efficiency Rating			
		Current	Potentia
Very energy efficient - lower running costs  (92 plus) A  (81-91) B  (69-80) C  (55-68) D  (39-54) E  (21-38) F	G	54	<b>8</b> 0
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