



## Rutland Road

Auction Guide  
£285,000

FOR SALE BY AUCTION ON 22nd November 2022

Auction Guide £285,000+

Buyer's fee is payable at exchange of contracts on this property. Please see legal pack for details

Delightful and fully vacant 2 bedroom maisonette with completely private street entrance with own front door leading to particularly bright, spacious and airy accommodation complemented by gas central heating, double glazed windows throughout, modern fully fitted kitchen and bathroom. The maisonette would make a lovely home or buy to let investment.

Situated within this ever popular and highly sought after location of Poets Corner, being located on the corner of Rutland Road and Wordsworth Street close to exceptional local facilities and being just a short walk from the City Centre of Hove which boasts Hove Mainline Railway Station (Aldrington Station is literally only a few moments away), the seafront and a whole host of bars, restaurants, coffee shops and boutiques.

Viewing is unhesitatingly highly recommended.



2



1



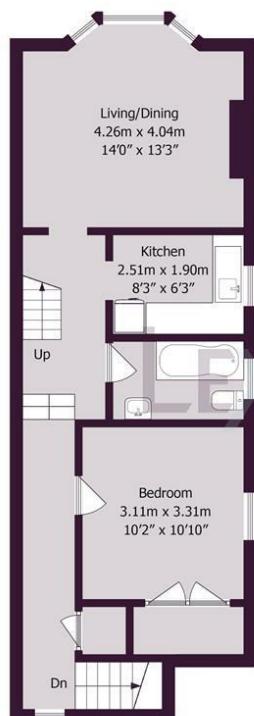
1



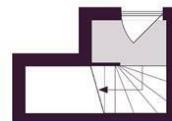
Rutland Road, BN3

£285,000

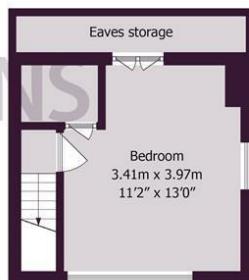
First Floor



Entrance on Ground Floor



Second Floor



Approximate gross internal floor area 72.8 sq m/ 784 sq ft

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

Created by Property Photography UK for Lextons. All rights reserved.



Meet us here...

174 Church Road  
Hove  
BN3 2DJ

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.