



Rutland Road, Hove, BN3 5FE  
**£700,000 - £750,000 Guide**



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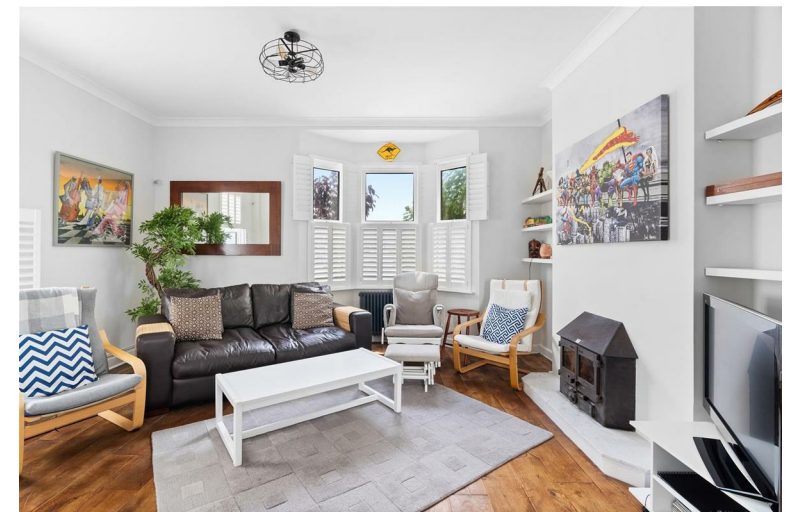
SELLING HOMES  
IN BRIGHTON  
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SINCE 2002



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A beautifully presented end-of-terrace home, ideally positioned in the highly sought-after Poets Corner area of central Hove. Thanks to its corner setting, the property enjoys an abundance of natural light throughout.







## Further Information

The ground floor features a bright and airy 'L' shaped lounge and dining area thanks to triple aspect windows, alongside a well-designed kitchen with space for a table and chairs. Bi-fold doors open directly onto the west-facing patio garden, creating an easy connection between indoor and outdoor living. A convenient cloakroom completes this level.

Upstairs, there are three bedrooms and a family bathroom, with bedroom three benefiting from a useful mezzanine area that offers flexible additional space.

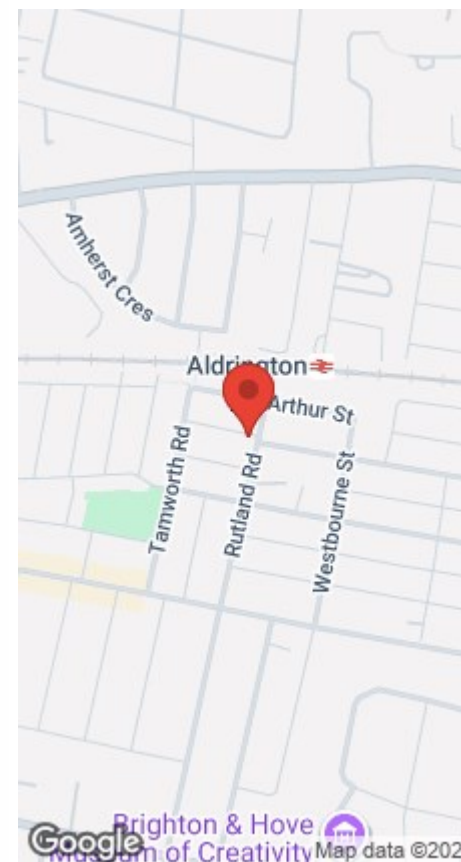
To the rear, the private patio garden provides a low-maintenance setting ideal for relaxing and entertaining, complete with built-in pizza oven and recessed lighting. There is also a generously sized workshop, accessed from a door to the garden and a roller door to the street. Offering an excellent space for hobbies, an ideal work-from-home room or as a storage area.

Rutland Road is a well-connected residential area, offering easy access to a range of local amenities. It is a short walk to Hove and Aldington railway stations, making it an ideal location for commuters. The area is also close to George Street and Church Road, where you'll find a great selection of shops, cafés, and restaurants. The seafront is within walking distance, and there are excellent bus links providing quick connections to Brighton and beyond.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	80
England & Wales		EU Directive 2002/91/EC

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