

PHILLIPS & STILL



## Rutland Gardens, Hove, BN3 5PB

- A Beautiful Edwardian Ground Floor Garden Conversion
- Two Double Bedrooms
- Large Bay Fronted Lounge With Fireplace
- Kitchen / Breakfast Room & Conservatory

Guide Price £520,000 - £540,000

- Stunning Sunny West / South Facing Private Rear Garden
- Superbly Presented With High Ceilings & Period Features
- Long Lease & No Onward Chain
- One Of Central Hove's Finest Roads Within Walking Distance Of Seafront & Stations



## Property Description

Rutland Gardens, one of the finest residential roads in central Hove, is a beautiful tree-lined street positioned between Portland Road and New Church Road a short walk from the seafront promenade. A wide range of shopping facilities, trendy coffee shops, pubs, restaurants, gyms and more are close by as well as both Hove and Aldrington railway stations making this stunning garden conversion the perfect home for any commuters.

As you approach the property you will first notice its attractive Edwardian façade and leafy private front garden which makes a charming outlook from the lounge.

Upon entering the flat you will be impressed by the high ceilings, stylish neutral décor and the wealth of period features throughout. It is extremely light, airy and well presented front to back. Accommodation comprises of a large bay fronted lounge with fireplace overlooking the front garden, generous hall way with a fantastic amount of built-in storage that all rooms are accessible from, refitted shower room with walk-in shower cubicle - please note there is space to reinstate a bath if you are more of a bath person, and the first of the two double bedrooms.

This master bedroom has a peaceful rear outlook with double glazed doors opening out onto the gorgeous West facing rear garden itself, a wonderful feature to have in the warmer months of the year. Next along is the second double bedroom which is also a great size with a built-in wardrobe.

All the way through to the back of the property is the modern kitchen / breakfast room where you have ample counter space and wall & base units with a gas hob. From here there are steps down into a conservatory which can be used as a dining area or sun room, or both!

The flat offers so much space and versatility internally but you will be blown away by the private West facing rear garden that also benefits from an unencumbered sunny Southerly aspect. There is handy side access, a lawned area, paved spots, mature trees & flower beds making this the perfect garden for relaxing in, having summer parties & barbeques, and a safe place for pets & children alike to play out in.

Viewings are highly recommend to fully appreciate this superb home!



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE  
15' 9" x 14' 10" (4.8m x 4.52m)  
With feature fireplace

SHOWER ROOM

BEDROOM ONE  
12' 10" x 9' 3" (3.91m x 2.82m)  
With double glazed doors out onto rear garden

BEDROOM TWO  
10' 10" x 7' 8" (3.3m x 2.34m)  
With built-in wardrobe

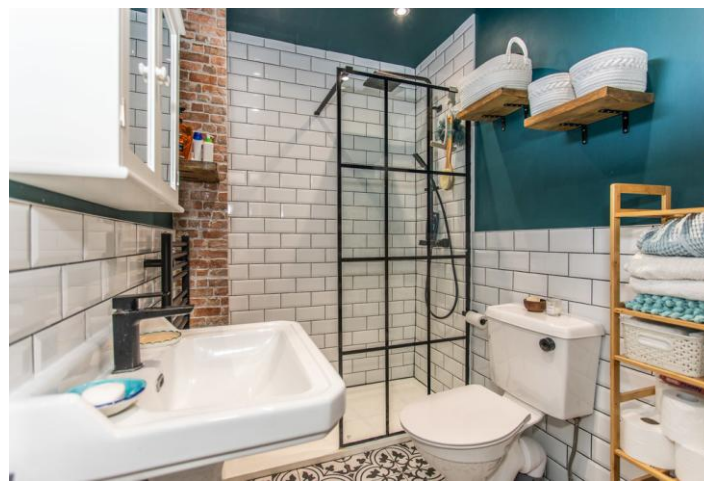
KITCHEN / BREAKFAST ROOM  
11' 7" x 10' 10" (3.53m x 3.3m)

CONSERVATORY / DINING ROOM  
12' 2" x 7' 11" (3.71m x 2.41m)

## OUTSIDE

PRIVATE FRONT GARDEN

PRIVATE WEST / SOUTH FACING REAR  
GARDEN  
With side access



# Rutland Gardens, Hove



## Ground Floor

Approximate total floor space: 979 sq.ft. (91 sq.m.)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
Sat-Sun: 9am - 5pm

