

Ruskin Road, Hove, BN3 5HA

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft

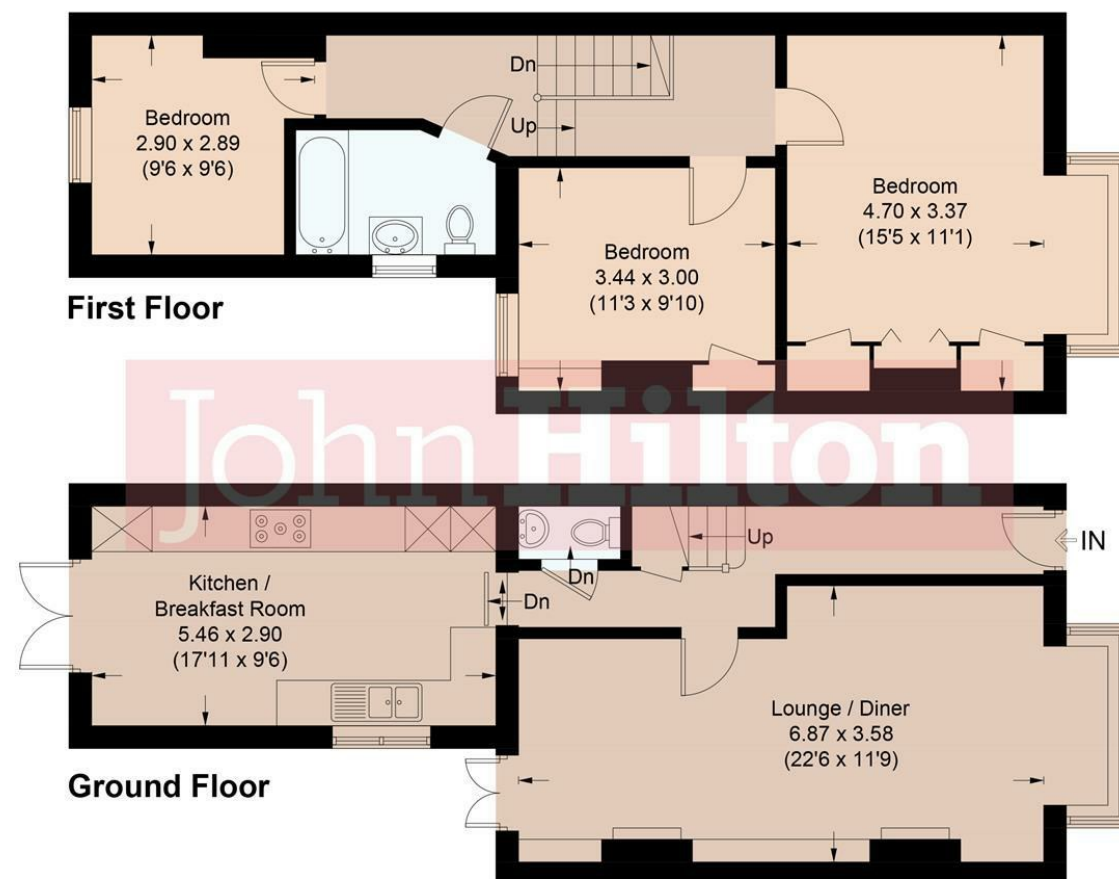


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1100.00 sq ft

35 Ruskin Road, Hove, BN3 5HA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £650,000-£675,000
Freehold



35 Ruskin Road Hove BN3 5HA

Approach

Small frontage laid with planting, ornate tiled path leading up to covered entrance with obscure glazed timber-framed door with window over, giving level access to:

Entrance Hall

Radiator, stairs ascend to first floor with cupboard under, cupboard housing electric consumer unit and meter, sliding pocket door to kitchen, original timber panelled door into lounge-dining room.

Cloakroom

Low-level WC, small wash hand basin set onto cupboard unit, metro tiled splashback, inset downlights and slate tiled floor.

Lounge/Dining Room

6.87m x 3.58m (22'6" x 11'8")
Double glazed box bay window to front, inset downlights, coved ceiling, wall-mounted contemporary column-style radiator, open working fireplace with timber surround, cast iron inset with ornate tiled sides and tiled hearth, built in low-level cupboards with shelving over. Oak engineered flooring extends through to dining area with double glazed French doors offering access onto rear garden, coved ceiling with inset downlights, floating shelves into alcove and further open working fireplace with cast iron inset, timber surround and ornate tiled hearth.

Kitchen/Breakfast Room

5.46m x 2.90m (17'10" x 9'6")
Double glazed window to side and double glazed French doors opening onto rear garden. Modern fitted kitchen comprising a range of matching soft-closing wall and base units in white high-gloss, to include integrated 'Miele' dishwasher, integrated tall standing fridge-freezer and integrated twin 'Miele' oven and grill, integrated eye-level 'Miele' microwave, and integrated wine chiller. Granite work surfaces extend to include a one-and-a-half bowl under-mounted ceramic sink with integral drainer, mixer tap and part-tiled surround, alongside a five-ring 'Miele' gas hob with 'Miele' extractor over and stainless steel splashback, and space and plumbing for washing machine and tumble dryer. Coved ceiling, wall-mounted contemporary vertical radiator and laminate flooring.

First Floor Half-Landing

Timber panelled doors to rear bedroom and bathroom.

Bathroom

Obscure double glazed window to side, three-piece white bathroom suite comprising metro-tiled panel-enclosed bath with mixer taps and thermostat shower over with rainfall shower head and hand-held attachment on riser, metro-tiled surround, oversized wash hand basin set into drawer unit, low-level WC, wall-mounted bathroom cabinet and wood-effect ceramic flooring.

Bedroom

2.90m x 2.89m (9'6" x 9'5")
Double glazed window overlooking rear garden with radiator under, built-in cupboard with shelving, wall-mounted shelving into alcove, exposed timber floorboards.

First Floor Landing

Hatch offering access to loft space with pull-down ladder.

Bedroom

4.70m x 3.37m (15'5" x 11'0")
Double glazed sliding sash box bay window to front with contemporary-style radiator under, built-in wardrobes offering wall-to-wall, floor-to-ceiling storage with hanging and shelving, exposed timber floorboards, coved ceiling, further radiator.

Bedroom

3.44m x 3.00m (11'3" x 9'10")
Double glazed window overlooking rear garden with radiator under, coved ceiling.

Rear Garden

Landscaped with Indian sandstone paving, rendered low wall retainer housing mature yucca tree and a variety of established plants and shrubs, corner timber-built storage shed, three outside lights, outside water tap.



*** GUIDE PRICE £650,000-£675,000 ***

A handsome, early 20th Century, terraced family home which boasts an enviable and quiet address within the incredibly sought-after Poets' Corner district of Hove. In our opinion this lovely 'turn key' property is beautifully presented throughout, offering generously proportioned family-orientated accommodation to include a 24ft dual-aspect through lounge-dining room with twin open working fireplaces and French doors onto the rear garden, alongside an 18ft refitted kitchen-breakfast room which again connects to the charming rear garden. There is a ground floor cloakroom plus a family bathroom on the first floor alongside three bedrooms. Situated adjacent to Stoneham Park, within easy walking distance of Portland Road and Church Road a little further east with all the amenities central Hove has to offer. The wide open spaces of Hove seafront can also be found just under a mile away, along with both Brighton and Hove mainline railway stations. Aldington Station is located just a short walk away, making this a perfect position for the London commuter.

- Stoneham Park
- Three Double Bedrooms
- Beautifully Presented
- Period Features
- Open Working Fireplaces
- Ground Floor Cloakroom
- 18ft Kitchen-Breakfast Room
- First Floor Family Bathroom
- Potential For Loft Conversion
- 24ft Dual-Aspect Lounge-Dining Room

Council Tax
Band: D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton