

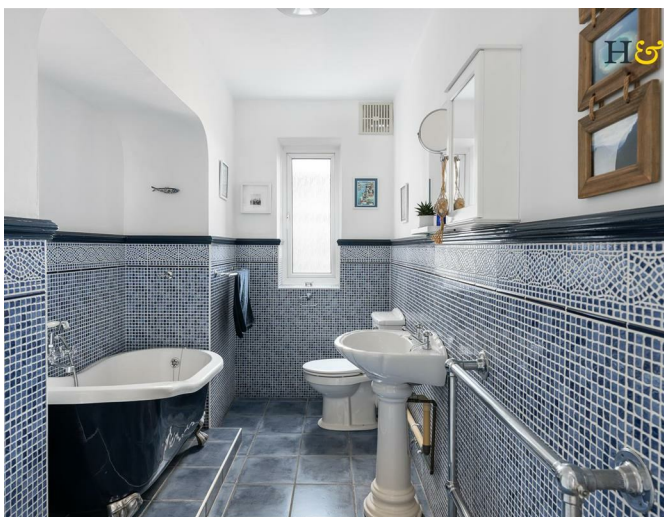


New Church Road
Hove

HEALY
& NEWSOM

EST. 1990





New Church Road, Hove, BN3 4AF

****Guide Price £300,000 to £325,000**** A charming property located on the fifth floor of a popular purpose built block on New Church Road in Hove. This delightful flat boasts 613 sqft of very well presented living space, perfect for those seeking a comfortable home by the sea.

Upon entering, you are greeted with newly laid plush grey carpeting and a freshly painted décor that continues throughout the flat. Enjoying a lovely flow of natural light, the property comprises a dual aspect living dining room, a spacious modern kitchen, Mediterranean style bathroom and two bedrooms.

One of the property's highlights is the balcony with its favoured southerly aspect, where you can enjoy a private slice of outside space to enjoy your morning coffee or to unwind in the evening.

Furthermore, the property boasts fantastic far reaching roof top and sea views, ample built in storage, and is offered for sale with a share of the freehold.

Whether you are looking for a weekend getaway or a permanent residence, this property is sure to impress with its prime location and its 'move in ready' tasteful interior.

Location

Rutland Court is positioned on the corner of Rutland Gardens and New Church Road, a popular tree lined avenue with bus services within walking distance which provide access to Brighton city centre and surrounding areas. Local shops and amenities can be found close by with a more comprehensive range in Church Road which is a short walk from the property. Hove Mainline Railway Station is within a mile of the property as is Aldrington train station offering links to London Victoria and surrounding areas. Hove seafront and promenade is one road to the South with all the sea side leisure activities Brighton and Hove has to offer.

Accommodation

Approached via well maintained communal hallways with beautiful original art deco features and polished brass balustrade. Stairs and lifts give access to all floors.

Once inside the property, the newly decorated interior and plush grey carpeting give the flat a warm and inviting atmosphere. There's a useful coat cupboard, phone entry system and doors to all rooms.

Contemporary in design, the kitchen is a good size with a range of wall and base units, laminate work surface and tiled splash back. Sleek with most

appliances integrated, there's space for free-standing fridge freezer, built in storage and secondary access door to the communal hallway.

Enjoying a beachy Mediterranean feel, the bathroom is luxurious with azure blue tiled surrounds, a platform mounted freestanding bath tub, WC and pedestal wash basin with original chrome heated towel rail.

With a dual aspect, the principal bedroom is spacious and bright with a built in cupboard, and bedroom two also enjoys built in storage.

The flat boasts fantastic far reaching views throughout over Hove, towards the South Downs and of the sea.

Additional information

EPC rating: D

Internal measurement: 613 Square feet / 57 Square metres

Tenure: Share of Freehold - 101 years remaining on the Lease.

Council tax band: B

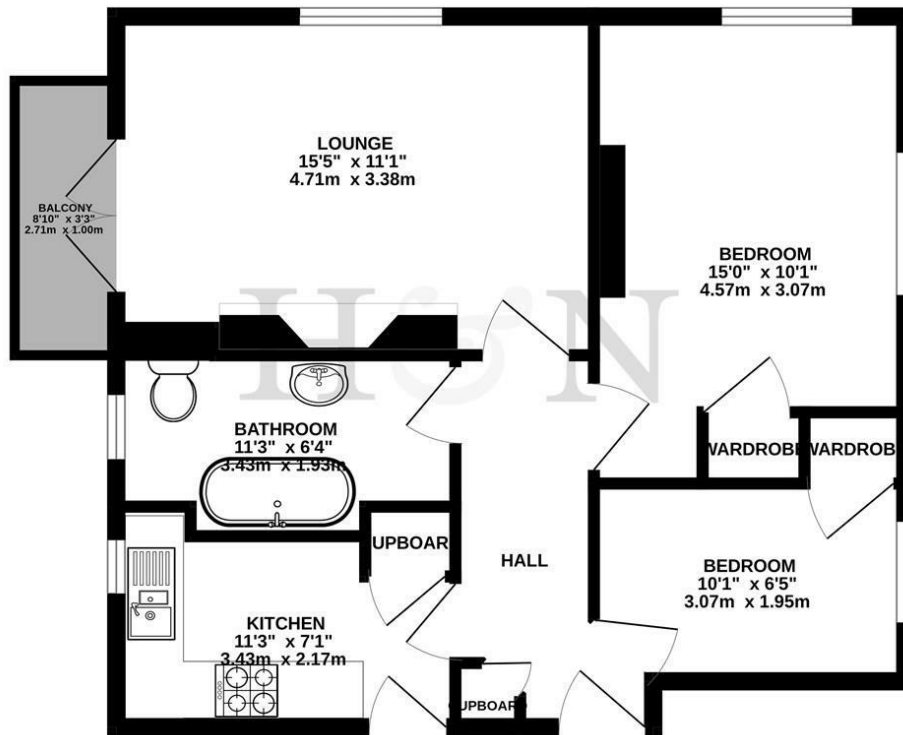
Parking zone: R

IMPORTANT NOTES (please see under):

- NO PETS

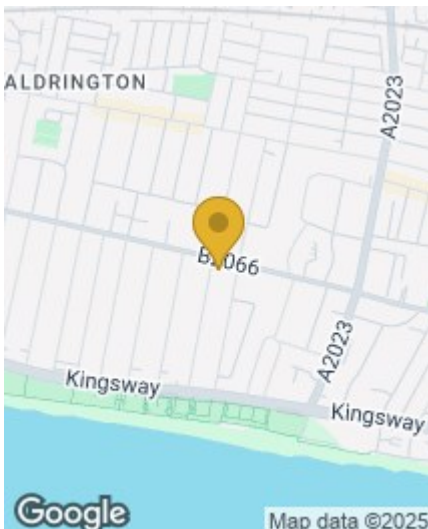
- YOU CAN ONLY LET FLATS OUT HERE ON AN AST (assured shorthold tenancy) ONCE OWNED FOR 3 YEARS (IN LEASE).

FIFTH FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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