



54 Rutland Road, Hove BN3 5FE

Asking Price Of £725,000

- BEAUTIFULLY PRESENTED
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM

- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- WEST FACING GARDEN
- POETS CORNER DISTRICT

Whitlock and Heaps are delighted to bring to market this stunning Victorian bay fronted property being presented in excellent order and offering three double bedroom accommodation featuring a kitchen/breakfast room with bi-fold door to the secluded West facing rear garden. The property also features a through living/dining room with an open fireplace and ensuite shower room to the master and a spacious family bathroom. Situated in the favoured Poets Corner district of Hove within walking distance of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

double glazed window, radiator.

EN-SUITE SHOWER ROOM Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., velux window, tiled floor, heated ladder style towel rail.

OUTSIDE

WEST FACING PATIO GARDEN Paved with raised borders.

ENTRANCE HALL Engineered wood floor, radiator.

CLOAKROOM Comprising low level w.c., sink.

KITCHEN/BREAKFAST ROOM Incorporating 'Butler' sink with mixer tap, adjacent wooden worksurface with range of cupboards and drawers under, matching eye-level wall cupboards, 'Rangemaster', integrated dishwasher, space for washing machine and fridge/freezer, tiled splashback, radiator, two UPVC double glazed windows, bi-fold doors to garden.

LIVING/DINING ROOM Open fireplace with tiled insert and mantle over, UPVC double glazed bay window, two radiators, sash window, coving, engineered wood floor.

FIRST FLOOR

LANDING Fitted cupboard.

BEDROOM 2 UPVC double glazed bay window, range of fitted wardrobes, exposed floorboards, radiator, coving.

BEDROOM 3 UPVC double glazed sash window, radiator.

BATHROOM Comprising panelled bath with mixer tap and separate shower over, glazed shower screen, sink with cupboard under, low level w.c., UPVC double glazed sash window, fitted double cupboard housing 'Vaillant' gas-fired boiler and cylinder, heated ladder style towel rail.

TOP FLOOR

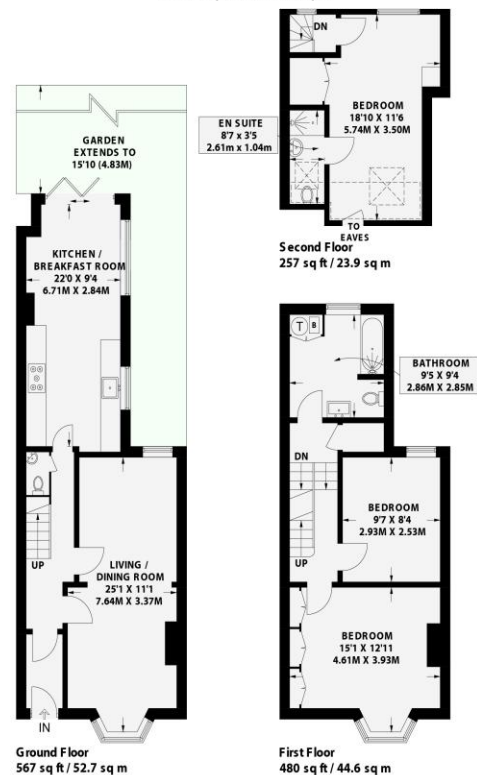
BEDROOM 1 Fitted cupboard, eaves storage, UPVC

RUTLAND ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1261 sq ft / 117.2 sq m

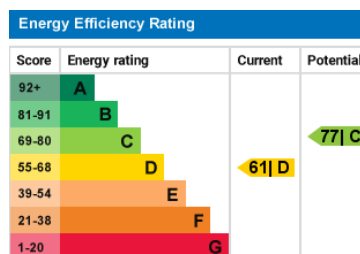
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1304 sq ft / 121.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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CH Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 S Storage Cupboard
 W Fitted Wardrobes
 Garden Shortened for Display

Certified Property Measurer
 RICS



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