



## First Floor Flat, 3 Ruskin Road Hove BN3 5HA

Asking Price: £350,000

- PRESENTED IN EXCELLENT ORDER
- POETS CORNER
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- LIVING/DINING ROOM
- BEAUTIFULLY FITTED KITCHEN
- SHARE OF THE FREEHOLD
- NO ONWARD CHAIN

This exceptionally well-presented maisonette is offered to the market in excellent order throughout and provides well-proportioned accommodation comprising two double bedrooms. The property benefits from an east and westerly aspect, allowing for an abundance of natural light in both the morning and evening, with the living room enjoying a pleasant outlook along Stoneham Road.

A particular feature of the property is the cottage-style kitchen/breakfast room, which has been tastefully fitted and finished with a marble worksurface. Offered for sale with a share of the freehold and no onward chain, this property represents an excellent opportunity for prospective purchasers.

Situated in the favoured Poets corner district of Hove being within a short walk of Hove and Aldrington stations, with Stoneham Park and Hove seafront being within a short walk. An array of independent, shops, cafes and pubs are all within close proximity.

**ENTRANCE HALL** Radiator, understairs cupboard.

**KITCHEN/BREAKFAST ROOM** Well fitted and incorporating stainless steel sink unit with mixer tap, adjacent marble worksurface with cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob with extractor over, electric oven, integrated dishwasher and washing machine, space for fridge/freezer, tiled splashback, cupboard housing 'Worcester' gas fired boiler, radiator, UPVC double glazed window, space for table and chairs.

**LIVING ROOM** UPVC double glazed bay window, feature fireplace, fitted shelving in alcoves, radiator, cupboard.

**BEDROOM 2** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising, tiled panelled bath with shower over, folding shower screen, sink with cupboard under, low level w.c, tiled floor, part tiled walls, UPVC double glazed window.

**TOP FLOOR**

**LANDING** Velux window, fitted cupboard.

**BEDROOM 1** Fitted storage, velux window, radiator.

## OUTGOINGS

### SHARE OF FREEHOLD

**Maintenance** is on an adhoc basis.

**Council Tax Band B** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

FFF, 3 Ruskin Rd, Hove BN3 5HA  
APPROXIMATE GROSS INTERNAL AREA: 63.63 sq m / 673.9 sq ft



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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. Measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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