

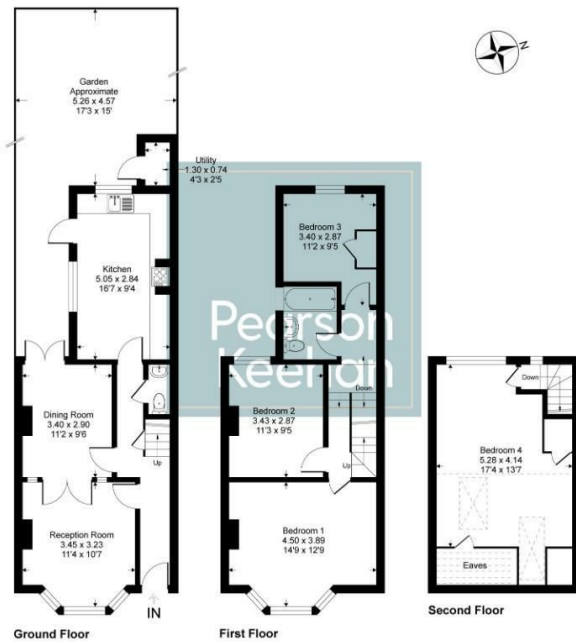


Ruskin Road, Hove, BN3 5HA  
£650,000-£675,000 - Freehold

Pearson  
Keehan



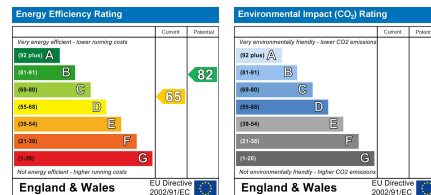
**Ruskin Road, BN3**  
 Approximate Gross Internal Area = 107 sq m / 1156 sq ft  
 Approximate Outbuilding Internal Area = 1 sq m / 11 sq ft  
 Approximate Total Internal Area = 108 sq m / 1167 sq ft  
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and RIMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of floors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property. If quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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**Council Tax: Band D**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright.



Guide Price: £650,000-£675,000

A well presented four-bedroom, three-storey terraced house with a west facing garden situated in the highly desirable Poets Corner area of Hove.

The house is situated in the ever popular Poets Corner close to local shopping facilities, coffee shops, bars and restaurants, as well as being moments from Aldrington and Hove railway stations. At the same time being within the catchment area for the west Hove school making the property desirable for commuters and families alike.

This beautifully presented property offers accommodation spread across three floors briefly comprising, on the ground floor, spacious lounge/dining room with bay windows overlooking the front of the property and large fitted kitchen which provides seamless access to the enclosed rear garden.

The first floor comprises three generously sized, double bedrooms along with the family bathroom. Bedroom four also being a good size double bedroom is found on the second floor.

The private rear garden, is the desirable west facing aspect, being mainly laid to patio with mature borders and shrubbery.

Pearson Keehan

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