



**MANSELL
McTAGGART**
Trusted since 1947

43 Rutland Gardens, Hove

Offers Over **£1,500,000**

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43 Rutland Gardens

Hove, Hove

Situated on one of the finest roads in Hove, this stunning period property seamlessly blends timeless elegance with contemporary luxury.

Council Tax band: F

Tenure: Freehold

- Sumptuous Five Bedroom Edwardian Family Home With A Blend Of Character Features And Modern Finishes Throughout
- Private Drive With Parking For Two Cars
- One Of The Finest Roads In Hove, Close To Everything The City Has To Offer Including A Plethora Of Shops, Cafe's And Bars, Along With The Iconic Seafront
- Opulent Villeroy And Boch Bathroom Suites With Mother Of Pearl Mosaic Tiling And Crystal Skye Chandeliers
- Independently Controlled Underfloor Heating In The Hallway, Kitchen, Main Bathroom and En-Suite
- Over 2000 SQ FT Of Living Accommodation Set Over Three Floors
- Two Beautiful Reception Rooms With High Ceilings, Working Fireplaces And Bespoke Bi-Fold Doors Seamlessly Connecting The Two Rooms
- A Fully Equipped Kitchen With Large Central Island And Doors Opening Up To The Exquisite Rear Garden
- Potential To Enlarge Further Subject To The Relevant Consents
- Feature Balcony To The Rear Overlooking The Landscaped Garden



Approximate Gross Internal Area = 189.0 sq m / 2044.0 sq ft



Rutland Gardens



Ground Floor
Approximate Floor Area
898.0 sq ft (83.0 sq m)

First Floor
Approximate Floor Area
851.0 sq ft (79.0 sq m)

Second Floor
Approximate Floor Area
295.0 sq ft (27.0 sq m)

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

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