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Rutland Gardens, East Sussex BN3 5PB £800 PCM

UK GUARANTOR REQUIRED FOR ALL TENANCIES PS&B are delighted to present this exceptionally well-located and bright first-floor studio apartment, forming part of a converted Victorian residence in the highly desirable Poets Corner area of Hove. Ideally suited to a single professional occupant, this well-proportioned studio offers a comfortable and practical living space in a sought-after residential setting.

The accommodation comprises a **BRIGHT AND AIRY** West-facing studio room which benefits from natural afternoon light and includes useful integrated storage. The modernised semi open-plan kitchen is thoughtfully designed and equipped with a gas hob, electric oven, and fridge/freezer, offering functionality within a compact footprint.

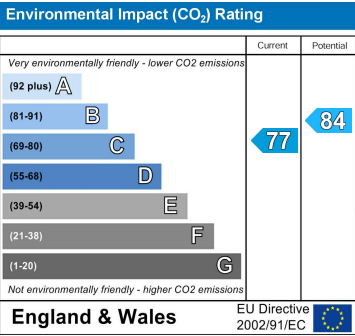
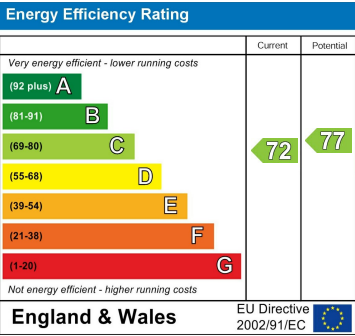
A small private entrance hallway leads to a full white bathroom suite, which includes a bathtub with handheld shower attachment (**BATH ONLY**) and further **BUILT-IN WARDROBE STORAGE**, ensuring ample space for personal belongings.

The property further benefits from **GAS CENTRAL HEATING**, contributing to a warm and energy-efficient living environment.

Located in a prime position within Poets Corner, this apartment is conveniently situated within close proximity to Aldrington railway station, providing direct connections to Brighton and beyond. The green open space of Stoneham Park is a short walk away, while the vibrant amenities, cafes, and restaurants of Church Road are also easily accessible.

Offered unfurnished and available immediately.





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent