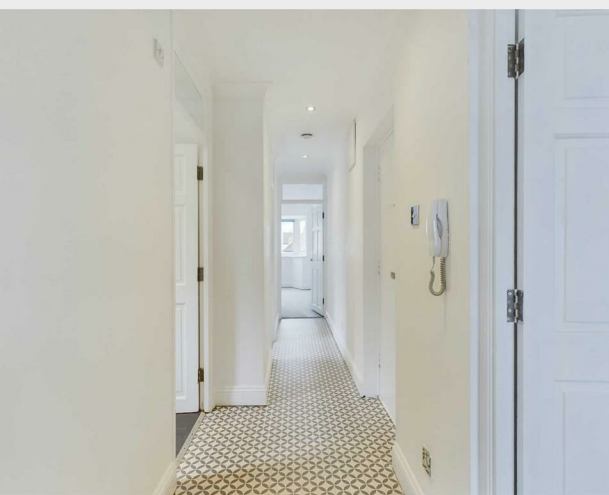


Flat 8, Stretton Court, Rutland Gardens, Hove, East  
Sussex, BN3 5PB  
Leasehold



Situated in the EVER POPULAR town of HOVE, this charming second floor apartment boasts an area of 559.72 square feet, efficiently laid out to create a COSY and WELCOMING home. The accommodation includes a generously sized living room, practical kitchen equipped with appliances, two light and bright bedrooms and a comfortable bathroom fitted with a white suite. The property relishes its close proximity to the highly commutable Hove train station, while the serene beauty of the seafront is just a convenient stroll away. Benefiting from an array of local amenities such as shops and restaurants, this compelling home effortlessly combines convenience with comfort. Perfect for first-time buyers or those looking to downsize, this quaint residence mirrors the charm of the ambient Hove area. Lastly, his delightful apartment will be sold with the huge benefit of a New Lease on completion.



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## Communa Entrance Hallway

Stairs rise to second floor

## Apartment Entrance Hallway

28'3" x 6'9" (8.61 x 2.05 (2.06))

## Living Room

14'10" x 9'9" (4.51 (4.52) x 2.98 (2.97))

## Kitchen

10'0" x 6'10" (3.05 x 2.09 (2.08))

## Bathroom

7'11" x 5'9" (2.41 x 1.74 (1.75))

## Bedroom 1

15'8" x 7'9" (4.78 x 2.35 (2.36))

## Bedroom 2

12'8" x 9'3" (3.86 x 2.83 (2.82))

## Outgoings:

Lease: New Lease on Completion will be in excess of 150years

Service Charge Approx: £1200 per annum TBC

No Ground Rent when new lease is issued.

Council Tax Band: B

