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Rutland Gardens, Hove

£1,350,000 to £1,450,000

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Rutland Gardens, Hove, BN3 5PA

Guide Price £1,350,000 to £1,450,000

An exquisite Victorian yellow brick house with parking, offering a perfect blend of classic elegance and modern living. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking both comfort and style. The exquisite original features throughout this home, including stained glass windows and ceiling roses, are a testament to the craftsmanship of this era.

As you approach, the open front porch is magnificent with an original front door, Minton tile floor and exquisite Victorian wall tiles either side. Once inside you are greeted by a light and spacious hall way with more original features displayed. The stunning front reception room, features an open fireplace with original surround and a delightful arch over the bay window, adding character and warmth to the space. The heart of the home is undoubtedly the impressive open-plan kitchen diner and living room, which seamlessly opens to the secluded west-facing landscaped garden that features an Indian Sandstone patio, perfect for enjoying sunny afternoons and entertaining guests. The kitchen, designed by Higson Bespoke, boasts beautiful features, including shimmering pearl granite work surfaces and a built-in breakfast station, making it a culinary delight.

The first floor showcases waxed original floorboards in all three bedrooms, enhancing the home's period charm. The principal bedroom, includes a luxurious walk-in wardrobe and an ensuite shower room with travertine limestone tiles. A stunning family bathroom with fired earth tiles completes this level, offering both style and functionality. On the top floor, you will find two additional double bedrooms, one of which benefits from Higson Bespoke custom wardrobes, along with a separate shower room and a utility cupboard for added convenience.

This home combines practicality with elegance, it is not just a place to live; it is a sanctuary in one of Hove's most desirable locations.

Location

This home is ideally positioned for well regarded educational facilities that include Kings School, West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Hove Station under a mile in distance and Aldrington station approximately a mile away, both have direct links to Gatwick and central London. Hove promenade and beach is moments away, which has undergone a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increase biodiversity. Wish Park with it's café and local activities is very close and so is the King Alfred Leisure centre and Hove Lagoon which are both located on the seafront.

A comprehensive range of nearby shops can also be found at the end of the street in Portland Road and just around the corner is the local Richardson Road parade of shops that include a mini market, butchers, organic grocers, coffee shops, beauty rooms and barbers. There is easy access to Hove's main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre.

Additional Information

EPC rating: D

Internal measurement: 2,098 Square feet / 194.9 Square meters

Tenure: Freehold

Council tax band: F

Parking zone: R





Rutland Gardens

Approximate Gross Internal Area
194.9 sq m / 2098 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325869)



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