



Rutland Gardens, Hove, BN3 5PA

Asking price £1,500,000 - Freehold

Rutland Gardens

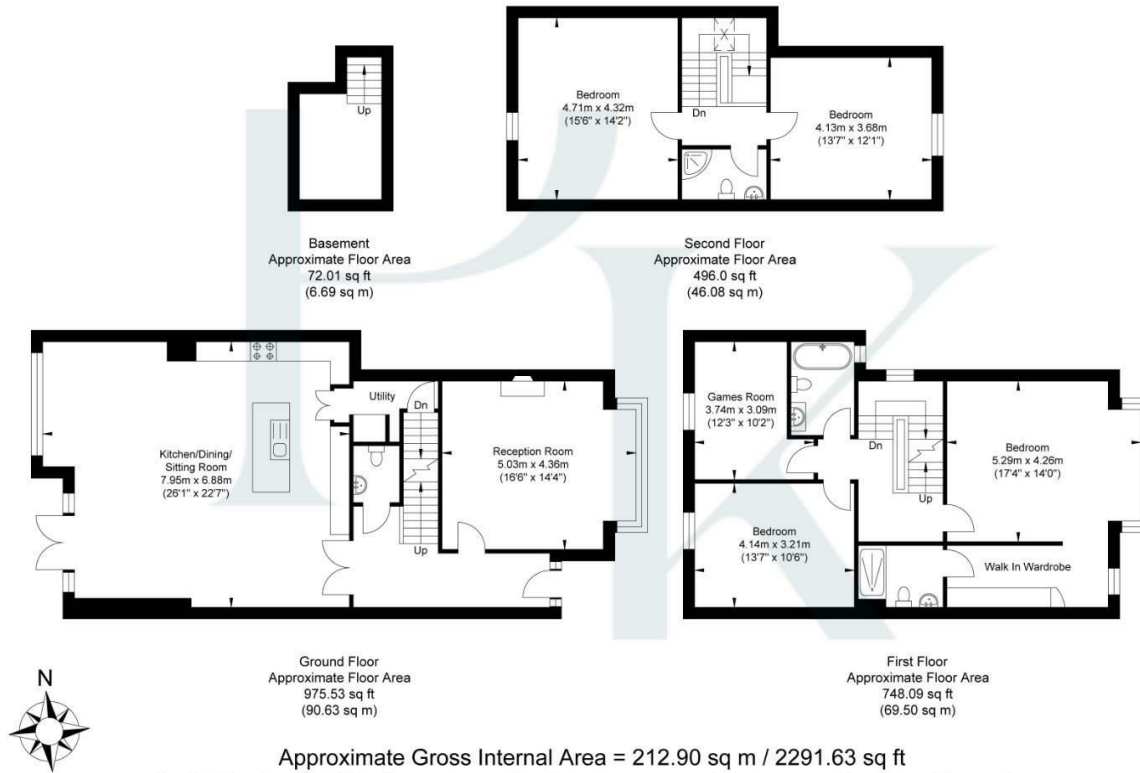
A beautifully presented five-bedroom family home, set within an attractive mellow-brick façade, this impressive property has been thoughtfully refurbished to an exceptional standard. Offering over 2,200 sq. ft. of light-filled accommodation.

Upon entering, the quality of the refurbishment is immediately evident. The current owners have seamlessly combined modern fixtures and fittings with the home's original character. The ground floor is centred around a stunning open-plan kitchen and dining space, ideal for both everyday family life and entertaining. Crittall-style bi-fold doors open onto a west-facing patio and garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow. To the front, a generous reception room provides a cosy retreat, complete with plantation shutters, warm wooden flooring, and an elegant feature fireplace. A convenient utility room and separate W/C complete the ground floor.

The west-facing garden is a true highlight, designed for both relaxation and socialising. A raised patio area leads onto a lawned section, offering ample space for children to play and for hosting gatherings in the afternoon and evening sun.

On the first floor, there are three spacious and versatile bedrooms. The principal bedroom, positioned at the front, benefits from a charming bay window, a walk-in wardrobe, and a private en-suite shower room, adding a touch of luxury. The remaining bedrooms are served by a beautifully appointed family bathroom. The second floor offers two further well-proportioned double bedrooms, along with a stylish contemporary shower room.

Rutland Gardens is ideally located, within easy reach of a wide range of amenities, well-regarded schools, and the seafront. Portland Road is just a short walk away, offering an excellent selection of independent shops, cafés, and popular pubs. The property also benefits from convenient transport links and falls within the catchment area for several highly regarded schools.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
01-10 (A)	01-10 (A)	01-10 (A)	01-10 (A)
11-15 (B)	11-15 (B)	11-15 (B)	11-15 (B)
16-20 (C)	16-20 (C)	16-20 (C)	16-20 (C)
21-25 (D)	21-25 (D)	21-25 (D)	21-25 (D)
26-30 (E)	26-30 (E)	26-30 (E)	26-30 (E)
31-35 (F)	31-35 (F)	31-35 (F)	31-35 (F)
36-50 (G)	36-50 (G)	36-50 (G)	36-50 (G)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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