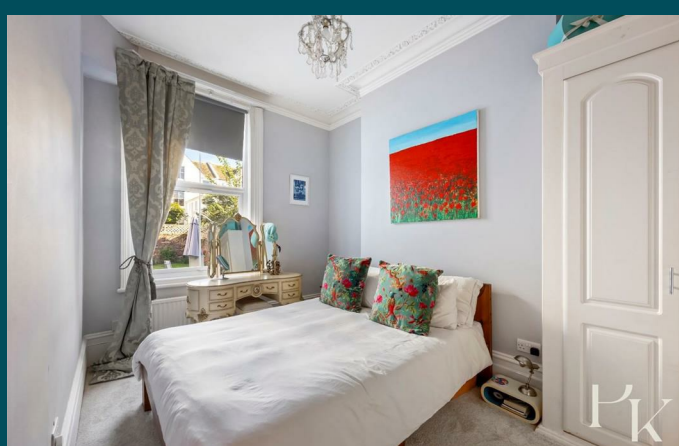
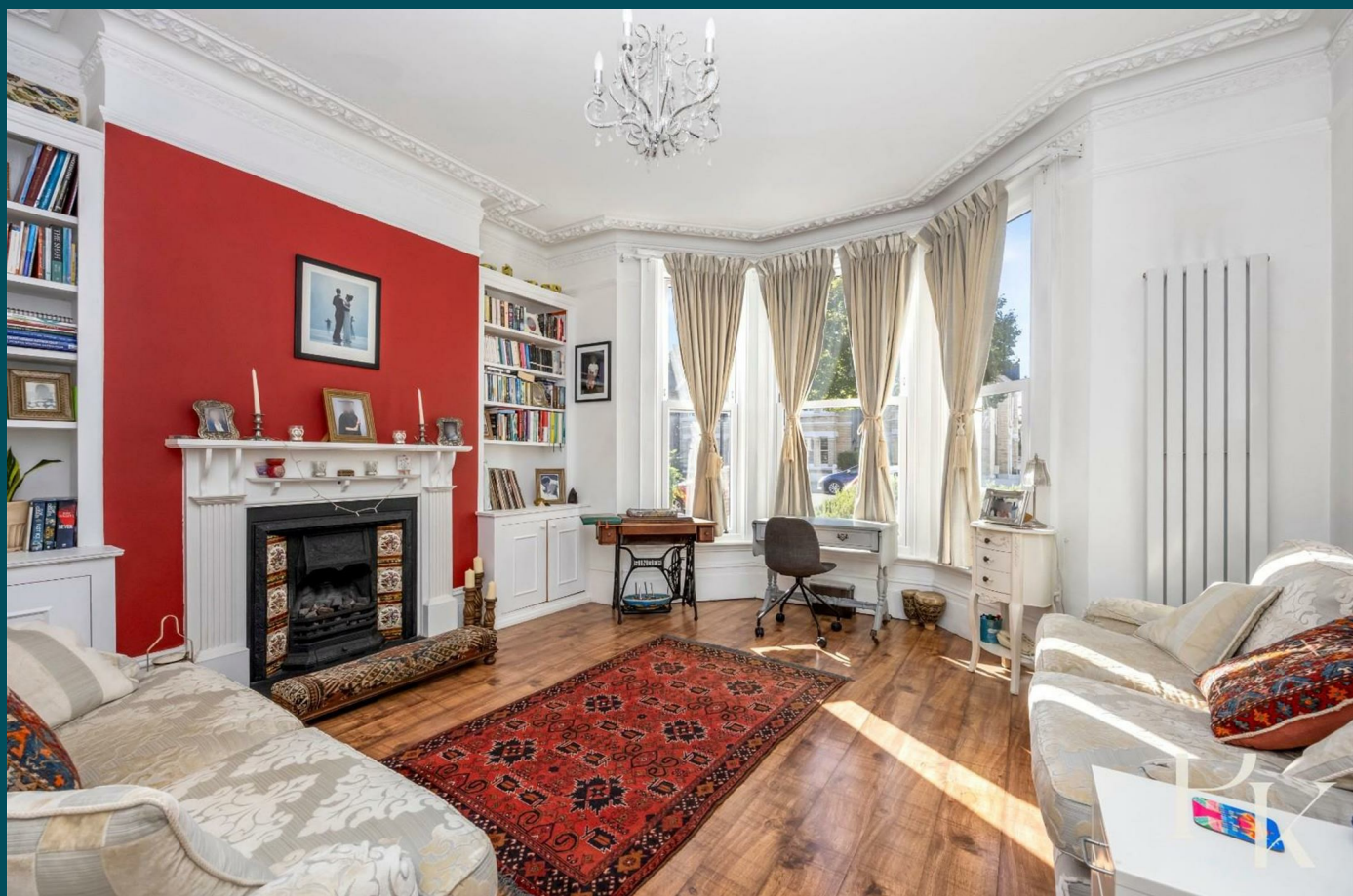




13 Rutland Gardens

Hove, BN3 5PA

Guide price £450,000 - £475,000

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A beautifully presented two-bedroom ground floor garden flat, combining impressive period proportions with stylish contemporary finishes, a superb private rear garden, a front garden and the added benefits of a share of the freehold and no onward chain.

Occupying the ground floor of an attractive period property on Rutland Gardens, this characterful home offers approximately 772 sq ft (71.76 sq m) of thoughtfully arranged accommodation. Elegant original detailing, generous room proportions and unusually substantial outside space combine to create a home with real warmth and individuality.

The standout reception room sits to the front of the property and immediately makes an impression. A magnificent bay window floods the room with natural light, while intricate ceiling cornicing, built-in cabinetry and a handsome period fireplace provide an abundance of character. With space for both relaxing and working, it is a wonderfully versatile and inviting room.

To the rear, the generous kitchen and dining room provides an excellent everyday living space. Contemporary Shaker-style cabinetry is paired with contrasting worktops and warm timber flooring, with plenty of room for a dining table. Its bright outlook and connection towards the rear of the property make this a particularly sociable part of the home.

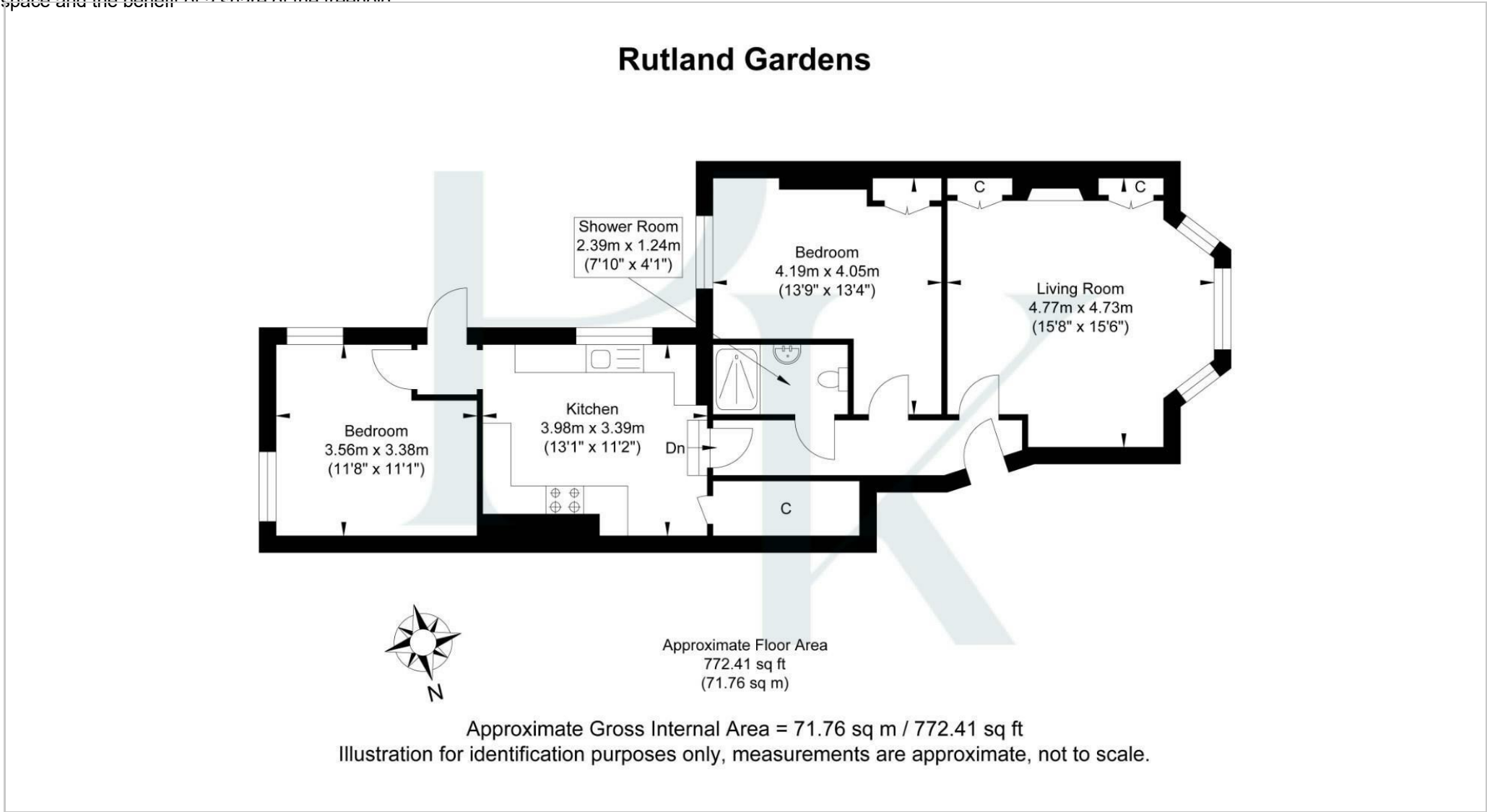
There are two genuine double bedrooms, both enjoying good proportions. The principal bedroom features attractive period detailing and overlooks the rear, while the second bedroom provides further flexible accommodation for guests, family or home working. A smart, modern shower room completes the internal accommodation.

Outside, the property benefits from both front and rear gardens, with the large private rear garden undoubtedly one of its greatest assets. Enclosed by attractive traditional flint and brick walls, it offers a wonderful sense of privacy and is predominantly laid to lawn with established planting and mature borders. There is ample room for outdoor dining, entertaining and gardening, making this an exceptional extension of the living space during the warmer months.

Throughout, the apartment strikes an appealing balance between period elegance and modern practicality. Decorative cornicing, high ceilings and the feature fireplace sit comfortably alongside a contemporary kitchen, modern shower room and well-maintained décor. The property also benefits from a share of the freehold.

Positioned on Rutland Gardens in Hove, the property is ideally placed for the wealth of independent cafés, shops and amenities of the surrounding area, with Hove seafront and excellent transport connections also within convenient reach.

A particularly attractive proposition for buyers seeking the proportions and character of a period property together with the convenience of ground floor living, valuable outside space and the benefit of a share of the freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan