



37 Rutland Court New Church Road

Hove, BN3 4AF

Offers over £300,000

Located just moments from the Hove seafront, this generously proportioned three-bedroom apartment is set within the well-maintained Rutland Court development on sought-after New Church Road. Offering approximately 870 sq ft of bright, well-arranged accommodation, the property is sold with a long lease and no onward chain.

Situated on the second floor (with lift access), the apartment comprises three well-sized bedrooms, a spacious dual-aspect living room with direct access to a private west-facing balcony, and a separate kitchen complete with wood-effect cabinetry. The family bathroom includes a full-size bath with overhead shower, pedestal sink and WC, with potential for updating to create a sleek, contemporary space.

The wide central hallway creates a welcoming sense of space and links each room seamlessly. While the property would benefit from some modernisation throughout, it offers excellent scope for cosmetic enhancement and personalisation.

Rutland Court enjoys beautifully maintained communal gardens, a friendly resident community, and convenient access to local amenities, including excellent transport links, the vibrant shops and cafés of Church Road, and of course, Hove's iconic promenade and beach, all just a short stroll away.

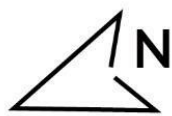
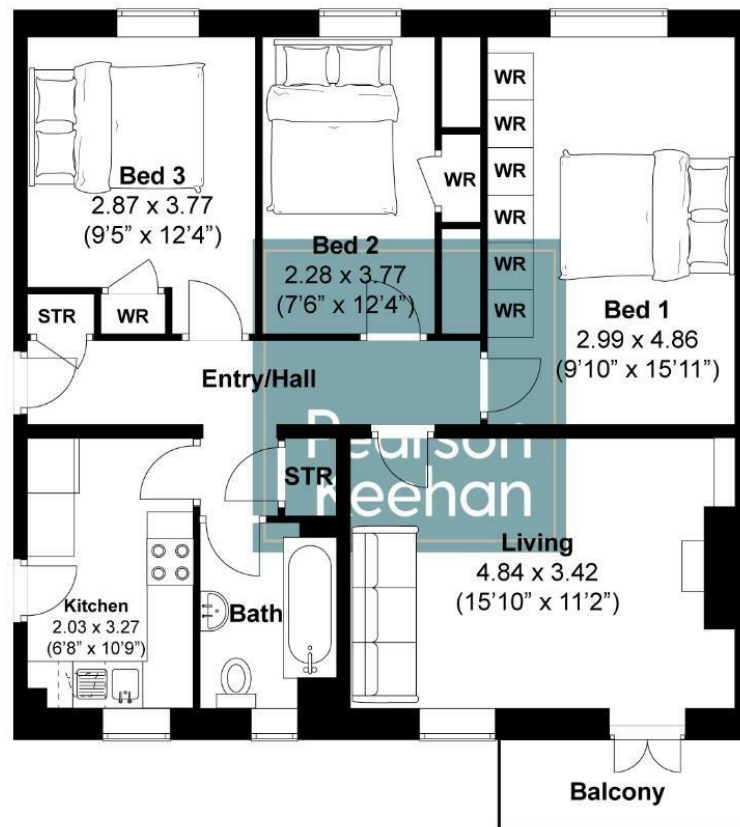
With its prime location, practical layout and fantastic potential, this property offers a rare chance to secure a substantial apartment in one of Hove's most desirable residential areas.

The current annual service charge is £4,912, which reflects an increase due to ongoing building works. This is expected to reduce once the works are complete. The service charge also includes heating.



Rutland Gardens, Hove

Approximately 80.9 sqm (870 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



Energy Efficiency Rating	
Current	Potential
	78
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
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