



Rutland Court,  
New Church Road, Hove

HEALY  
& NEWSOM

EST. 1990







# Rutland Court, New Church Road, Hove, BN3 4AF

Guide price £315,000

A well-appointed, three-bedroom apartment offering a delightful blend of period charm and modern potential. Situated within the elegant Rutland Court, this flat is sold with a share of the freehold, a long lease remaining and no onward chain, making it an attractive option for both buyers and investors.

As you enter the building, you will be greeted by the enchanting communal hallways, adorned with original wood panelling and leaded glass doors that beautifully reflect the 1930's period. The apartment is located on the second floor, accessible via a convenient passenger lift, ensuring ease of movement.

The west-facing balcony is a standout feature, providing a perfect spot to unwind and soak in the evening sun as it sets. The flat comprises a spacious reception room, three well-proportioned bedrooms and a separate kitchen, offering ample space for comfortable living. The good-sized bathroom includes an electric shower over the bath, catering to all your needs. Built-in storage is a feature throughout the flat, ensuring that you have plenty of space to keep your belongings organised. Additionally, the service charge covers heating and hot water, alleviating the need for boiler maintenance within the flat.

With its prime location close to Hove seafront and surrounding communal gardens, this property presents a wonderful opportunity to create your dream home in a vibrant coastal community. While the flat does require some modernisation, it is brimming with potential and awaits your personal touch.

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## Location

Rutland Court is conveniently located on the corner of New Church Road and Rutland Gardens, with direct access via Sackville Gardens, the beach, promenade and Hove's newest beach-park development. The development is an amazing inclusive space featuring an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. The Rockwater and Babble hospitality venues are also located here. King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

This area of Hove is a fantastic residential location with a strong sense of community and with many local activities available throughout the year. Wish Park with its café and Hove Lagoon are close by and along leafy New Church Road there is easy access to Hove's central shopping district in Church Road and St Georges Street. Richardson Road, a local parade of shops and businesses is also in close proximity with an independent butchers, organic grocers, Drurys coffee house, hairdressers, newsagents, and beauticians.

The main bus routes with regular services can be found on the Kingsway and New Church Road providing access to all parts of the city and beyond and for those needing to commute, Hove and Portslade train stations are approximately one mile in distance and it is only just over a mile to Portslade Station which provides direct links to London Victoria and Gatwick Airport.

## Additional Information

(Outgoings as advised by our client)

EPC rating: C

Internal measurement: 833 Square feet / 77.4 Square metres

Tenure: Share of Freehold - 100 years remaining on the Lease.

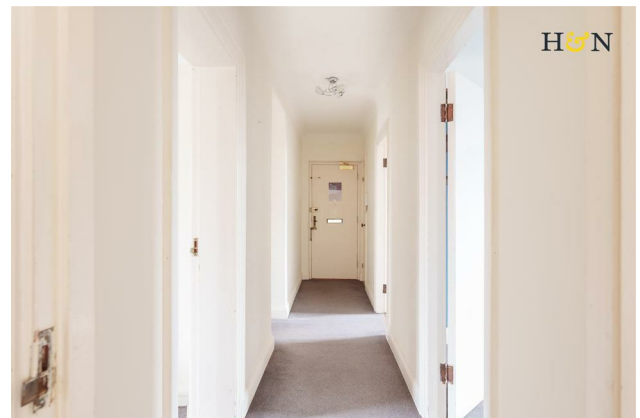
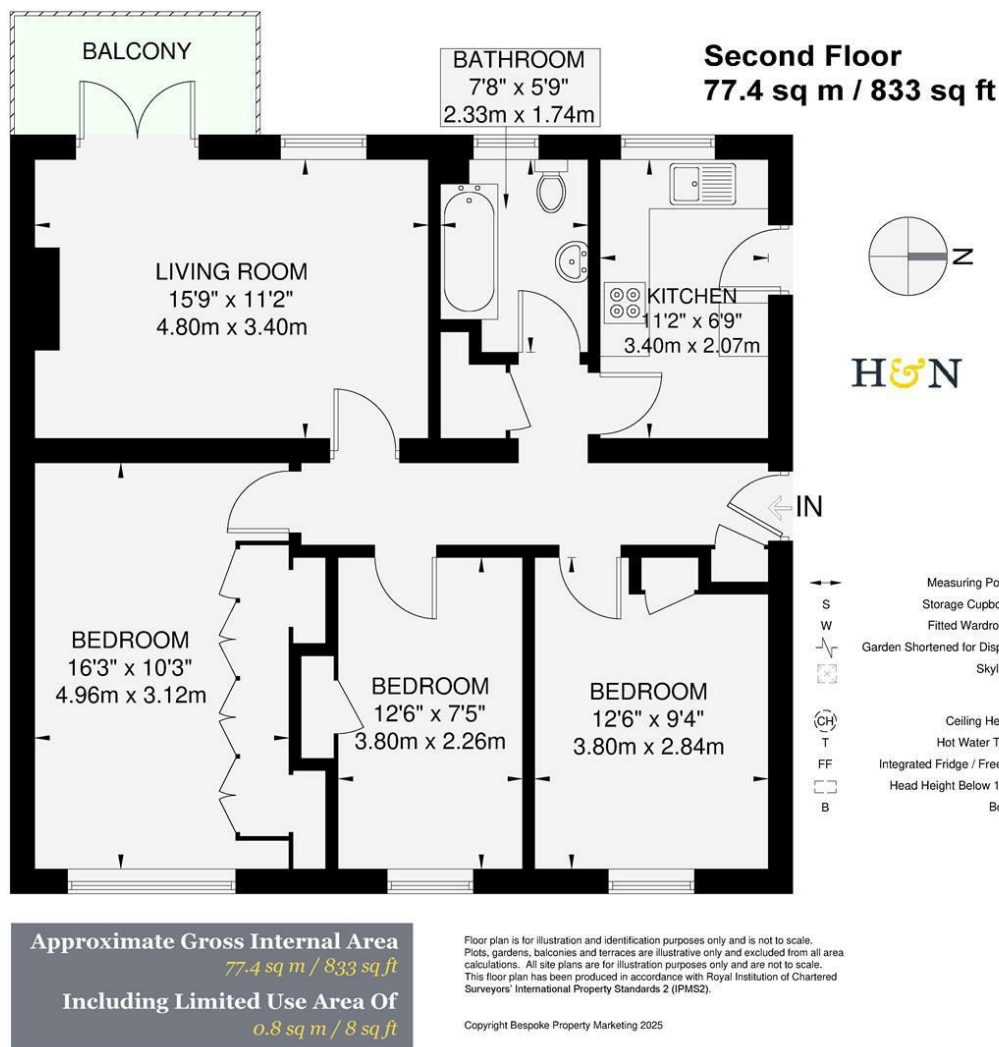
Service Charge: £4,277.54 per year, this includes heating and hot water

Ground Rent: £200 per year

Council tax band: C

Parking zone: R

IMPORTANT NOTE - The lease confirmed that flat owners can only let their properties on an Assured Shorthold Tenancy (AST) ONCE THEY HAVE OWNED THE PROPERTY HAS BEEN OWNED FOR 3 YEARS.



#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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