



Offers In Excess Of  
£675,000  
Freehold

## Ruskin Road, Hove

- THREE BEDROOM TERRACED HOUSE
- STUNNING DECORATIVE ORDER THROUGHOUT
- POETS CORNER LOCATION
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN & BATHROOM

\*\*\* UNDER OFFER \*\*\*

Robert Luff & Co are delighted to bring to market this outstanding three bedroom terraced house situated in Poets Corner. Located on Ruskin Road this mid-terraced house benefits from being just a short walk from Hove seafront with seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

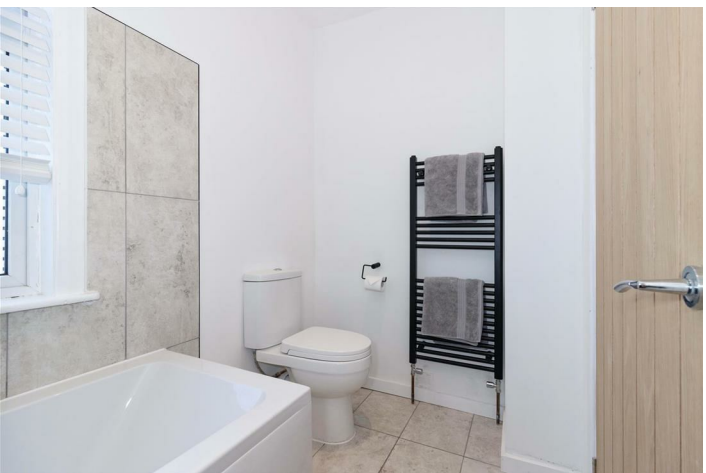
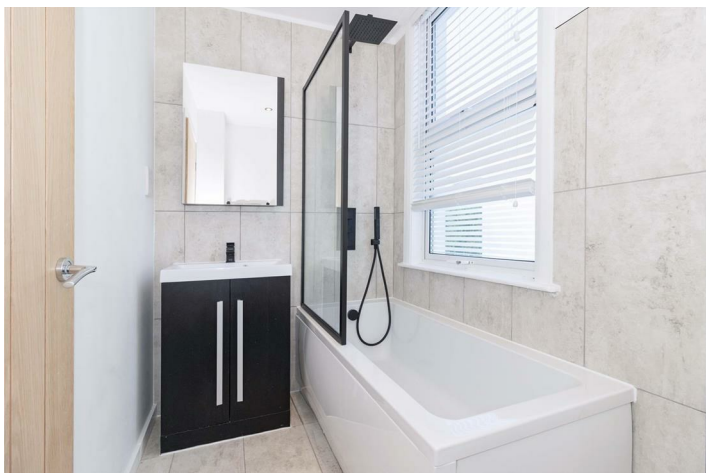
Accommodation offers; Three double bedrooms, through lounge/diner, open plan kitchen/dining area, modern fitted family bathroom. Other benefits include; A landscaped rear garden and double glazed windows throughout.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

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## Accommodation





Total area: approx. 94.6 sq. metres (1018.1 sq. feet)

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.