



Rutland Road, Hove

Guide price £750,000 - £775,000



Rutland Road, Hove, East Sussex, BN3 5FF

Guide Price £750,000 to £775,000

An exquisite Victorian terraced house offering a delightful blend of period features and contemporary Scandinavian interior style. With a split level rear garden, four double bedrooms and two bathrooms, this property is perfect for families or those seeking a stylish home with ample space.

Upon entering, you are greeted by a versatile layout that maximises space through thoughtful design and fitted storage carpentry, bifold doors expand across the rear of the room providing garden views and access. The open plan kitchen, dining and living area is a true highlight, featuring a bay fronted window and an original fire surround, which adds character and warmth. The benchmark fitted kitchen boasts integrated appliances and a striking feature island with a concrete worksurface, making it a perfect space for entertaining. This level also has a convenient ground floor W.C.

The upper ground floor includes a bay fronted bedroom, currently utilised as a second reception room, which retains its original fire surround and has fitted window shutters. A luxurious bathroom, complete with both a bath and shower, showcases excellent innovative design. Additionally, the office room offers beautiful views over the gardens, creating a peaceful environment for work or study.

On the first floor, you will find two double bedrooms, one with a charming bay window overlooking the street, the other with lovely views of the garden. The top floor hosts a spacious double bedroom with an ensuite shower room, featuring dual aspect windows that provide far-reaching views to the west and east, there are two built in bespoke wardrobes and eaves storage, on one wall there is contemporary acoustic panelling with concealed storage.

Outside

The rear garden is a generous size for the area and has an open aspect backing on to other gardens. This space has been designed for low maintenance with split-level decked seating areas and external storage, raised flower beds include an ever green Jasmine plant that has beautiful scented flowers.

The front garden enhances the property's street appeal, offering dual access to both the upper and lower ground floors, along with original railings that reflect the home's Victorian heritage.

Location

Rutland Road is ideally positioned for well regarded educational facilities that include West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Hove Station (1 miles in distance), Portslade Station (0.8 miles in distance) and Aldrington Station (0.5 miles away), all have direct links to Gatwick and central London. This excellent and convenient location is close to several parks and recreational areas including Stoneham Park and Wish Park, Hove Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away.

A comprehensive range of nearby shops can also be found at the end of the street in Portland Road, that include supermarkets, butchers, grocers, coffee shops, beauty rooms and barbers. There is easy access to Hove's main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre.

Additional Information

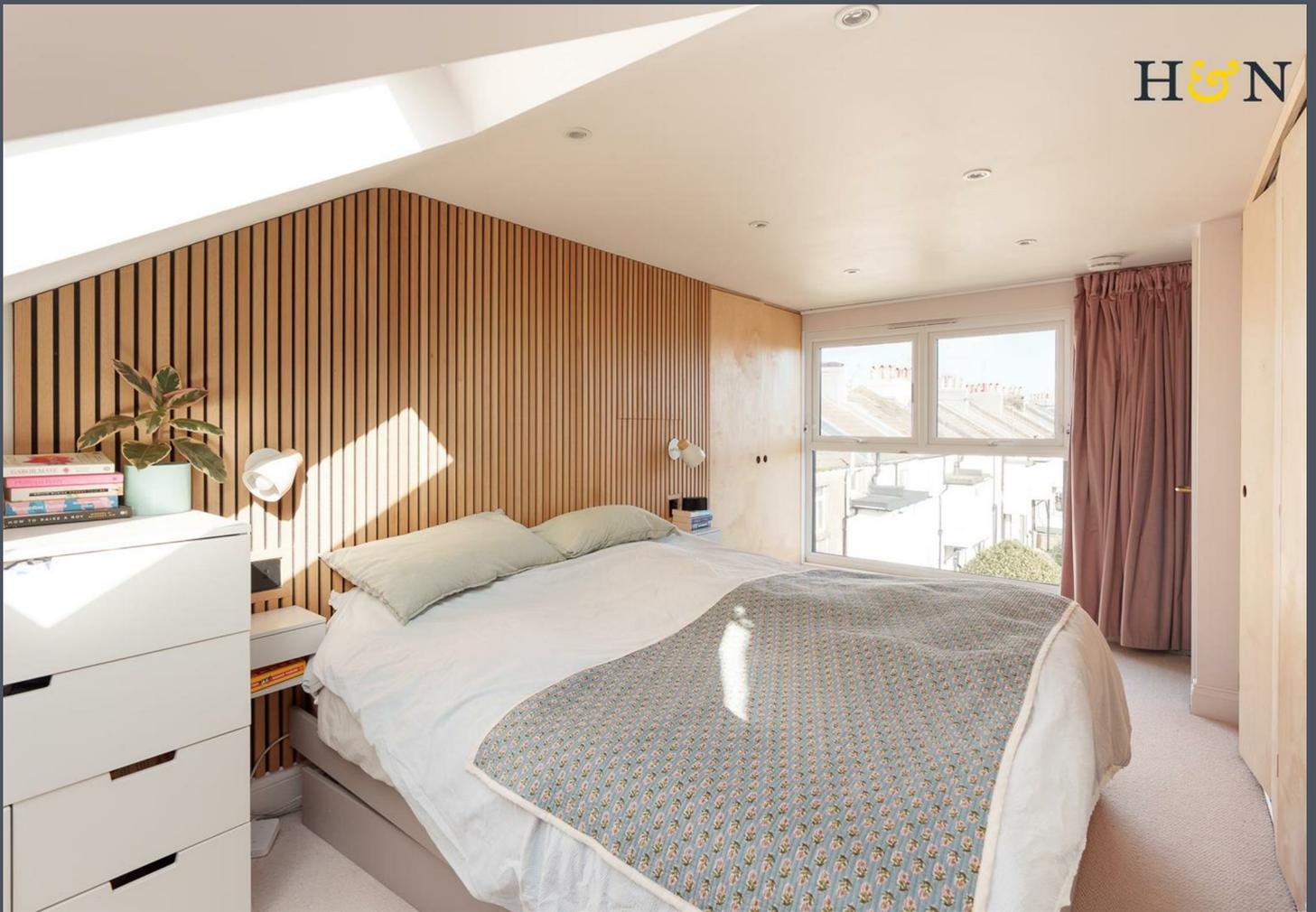
Tenure: Freehold

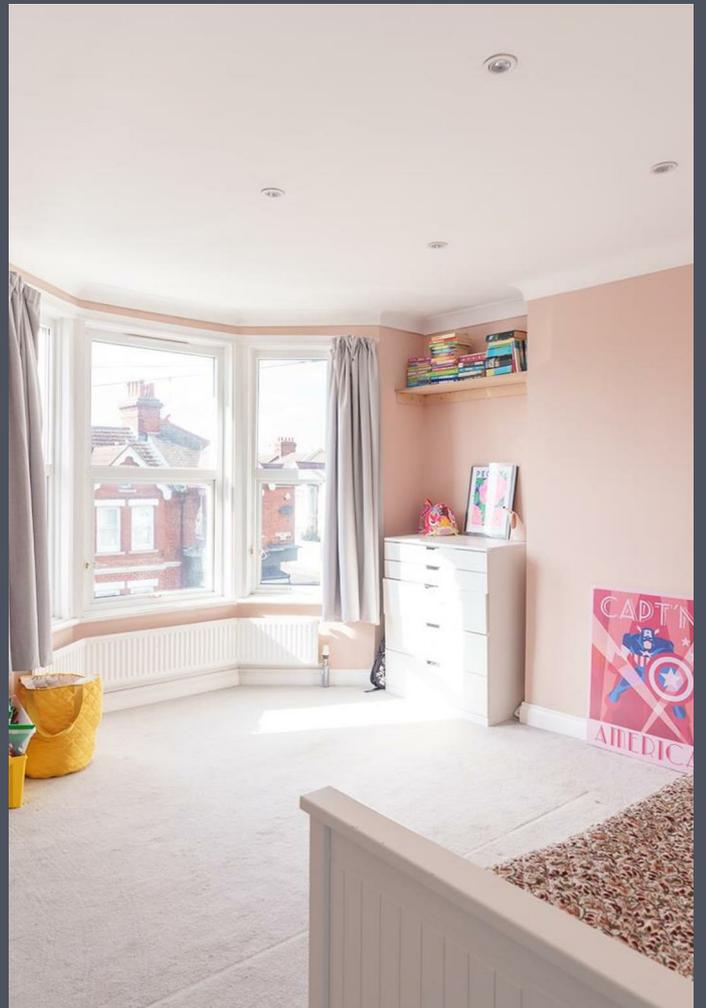
EPC Rating: D

Internal measurement: 114.1 Sq m \ 1,228 Sq ft

Council Tax Band: C

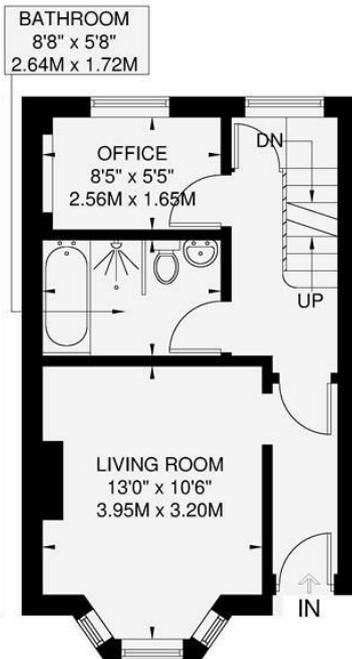
Parking Zone: R



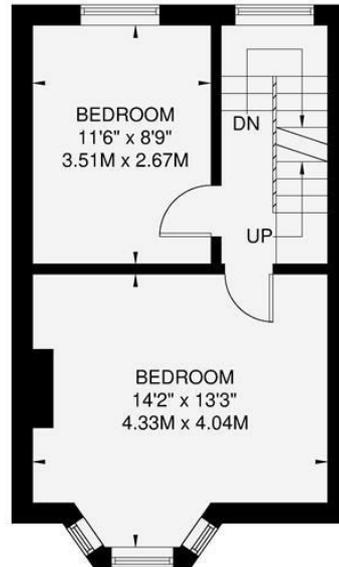




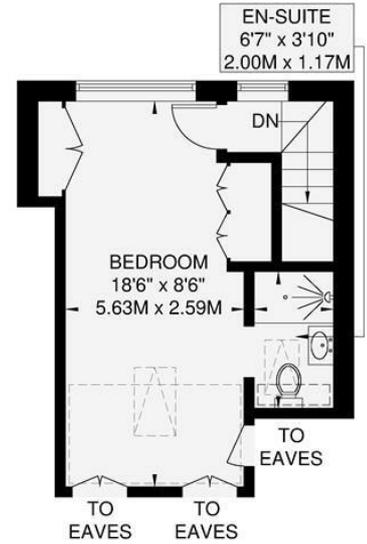
Lower Ground Floor
31.1 sq m / 335 sq ft



Raised Ground Floor
30.8 sq m / 331 sq ft

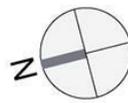


First Floor
31.1 sq m / 335 sq ft



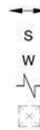
Second Floor
21.1 sq m / 227 sq ft

Approximate Gross Internal Area
114.1 sq m / 1228 sq ft
Including Limited Use Area Of
4.3 sq m / 46 sq ft

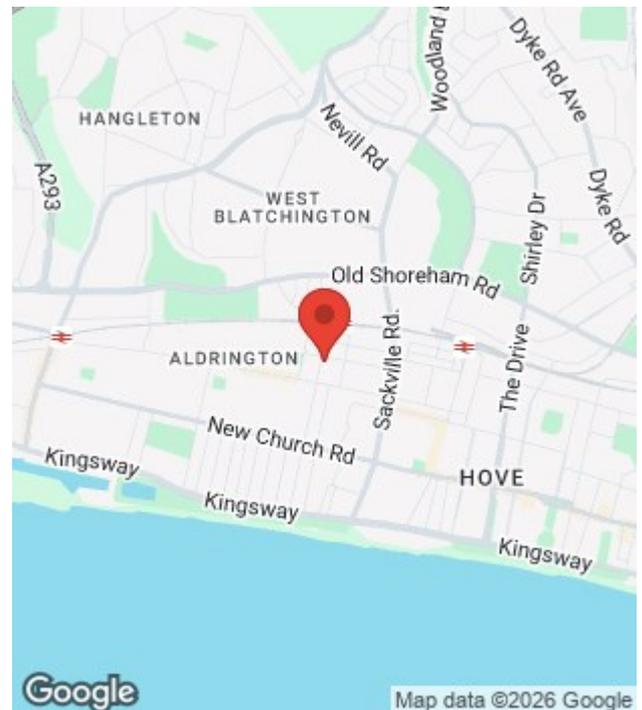


Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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- Measuring Points (CH)
- Storage Cupboard T
- Fitted Wardrobes FF
- Garden Shortened for Display
- Skylight B
- Ceiling Height
- Hot Water Tank
- Integrated Fridge / Freezer
- Head Height Below 1.5m
- Boiler



19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk

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