

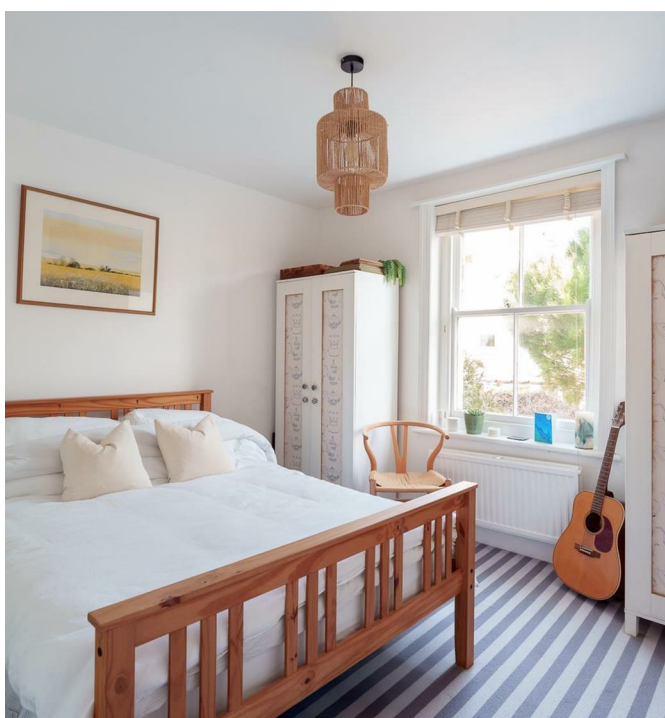
H&N



Rutland Gardens
Hove
Offers in the region of £425,000

HEALY
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EST. 1990





Rutland Gardens, Hove, BN3 5PD

Located in a sought after avenue, this immaculate split level, first-floor flat offers a delightful blend of modern living and classic elegance. The property is sold with a share of the freehold which is self-managed, maintenance costs are shared equally, making it a practical choice for prospective buyers.

As you step inside, you are greeted by a spacious and light-filled entrance hall and open plan living area, perfect for both relaxation and entertaining. The living room boasts a west-facing bay window that floods the space with natural light, while the cushion acoustic oak engineered flooring adds a touch of sophistication and additional sound insulation. Original features such as sash windows, high ceilings, and picture rails enhance the character of this welcoming home.

The bespoke kitchen is equipped with an integrated oven and washing machine, quartz worktops and space and provision for a fridge freezer and dishwasher. This room seamlessly connects spaces for dining, seating and cooking, making it ideal for hosting family and friends.

This flat features two generously sized double bedrooms, each offering serene views and one complete with two fitted deep built-in wardrobes for all your storage needs. The well-appointed luxury bathroom is a true highlight, featuring both a bath and a separate shower enclosure, complemented by part-tiled walls and two original windows that add charm.

The property is approached via an original Minton tile path leading to an open porch adorned with stained glass. Upon entering, you will find a well-maintained communal entrance hall showcasing the original stairs and balustrade, further enhancing the sense of history and elegance.

In summary, this property is a rare find, combining spacious living, modern amenities, and timeless features in a sought-after location. It is perfect for those seeking a stylish and comfortable home in the vibrant area of Hove.

Location

Located in a lovely wide street leading to local shops, eateries and independent boutiques on Portland Road in one direction and Hove's newest beach-park development to the south. 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 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 George 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 only a mile in distance, providing direct links to London Victoria and Gatwick Airport.

Additional Information

(Outgoing's as advised by our client)

Tenure: Share of Freehold - Lease 996 remaining

EPC rating: D

Internal measurement: 70 Sq m / 753.47 Sq ft (Approximately)

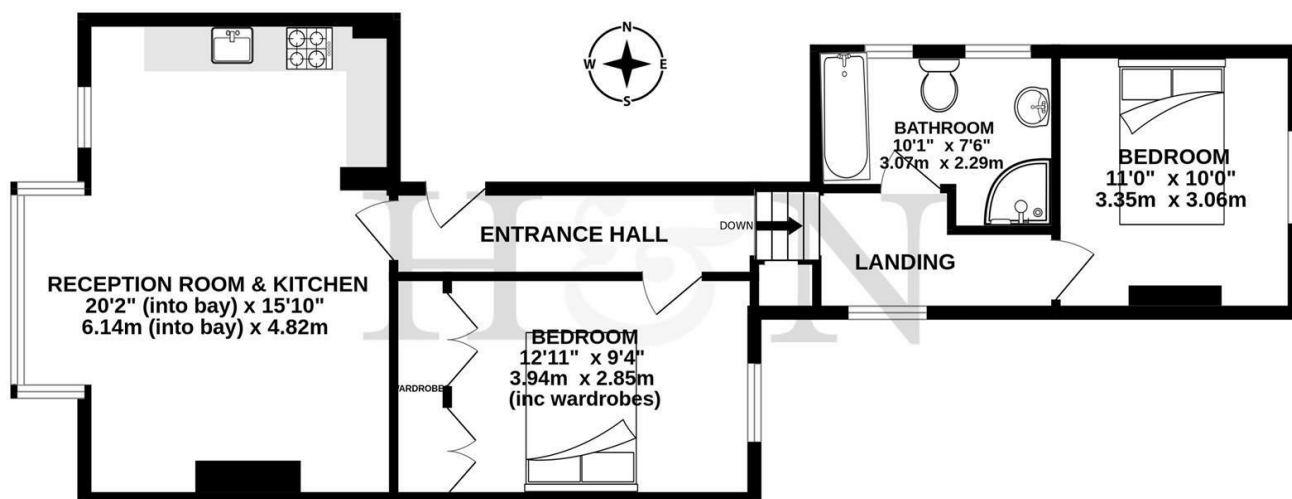
Service Charge: £75 per month for insurance & window cleaning.

A third share of all maintenance costs and outgoing's.

Council Tax Band: B

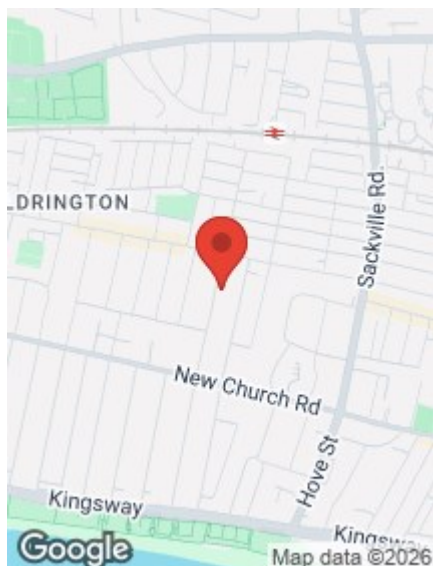
Parking: Residents permit parking zone R

FIRST FLOOR



TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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