



86 Rutland Road

Hove, BN3 5FE

Asking Price Offers in excess of £700,000

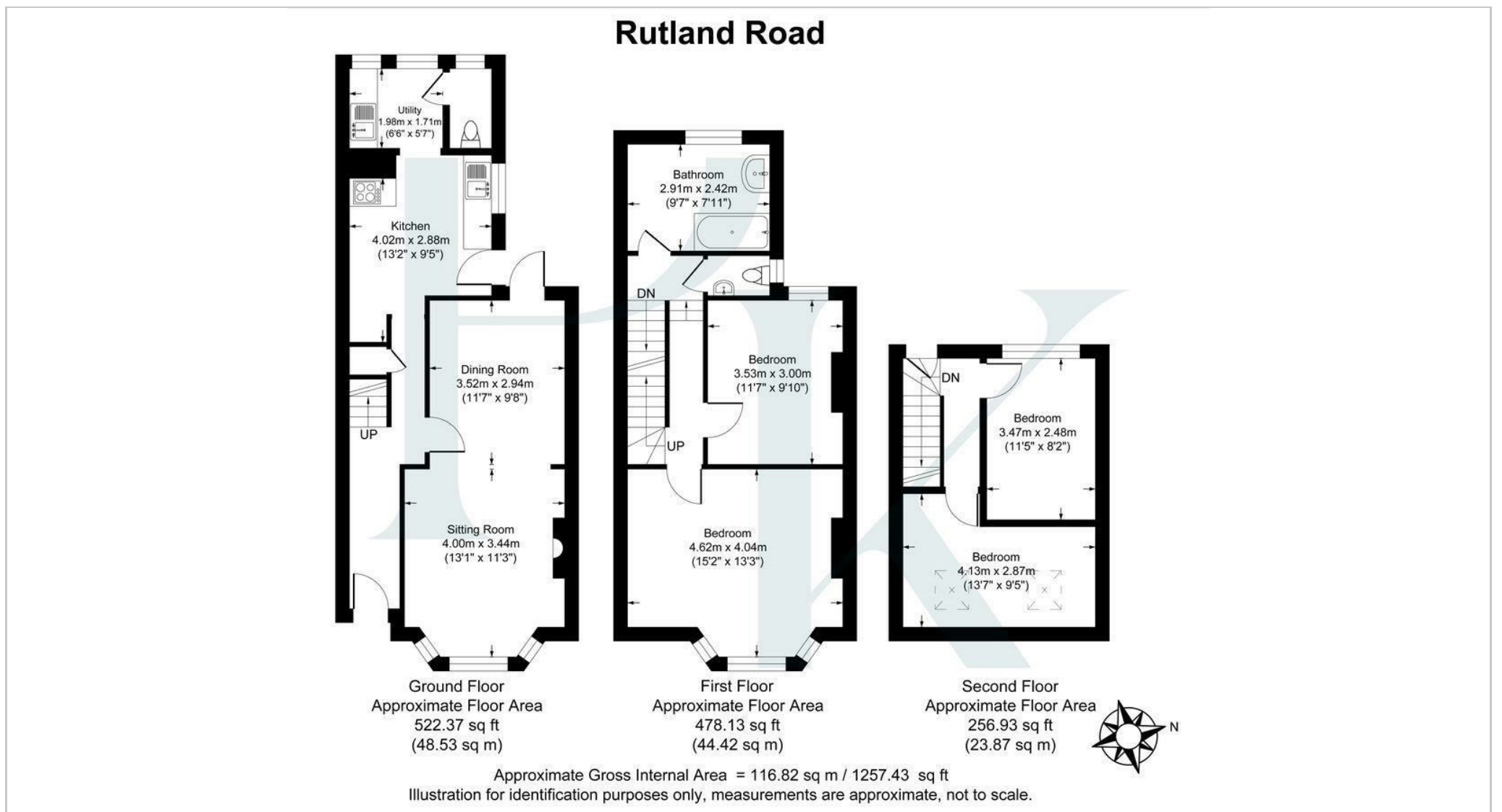
A beautifully presented and light-filled four-bedroom Victorian mid-terraced home, rich in original character and arranged over three storeys. This charming family residence is ideally located in the sought-after Poets Corner district of Hove, just moments from a vibrant selection of amenities and highly regarded local schools.

The ground floor features an elegant open-plan living and dining area, bathed in natural light and showcasing period features, including a fully working fireplace. To the rear, a well-appointed kitchen offers practicality and flow, complemented by a convenient utility room and WC.

On the first floor, there are two generously sized double bedrooms and a spacious family bathroom, enjoying pleasant views over the mature rear garden. The second floor completes the accommodation with two further bedrooms, offering flexibility for family living, guests, or home working.

Outside, the west-facing garden is notably larger than average for Poets Corner—a rare and valuable feature. This private space is perfect for outdoor dining and relaxing on summer evenings.

Situated on the quieter upper end of Rutland Road, the property remains within easy reach of the popular Portland Road, home to an array of independent cafés, coffee shops, supermarkets, and local boutiques. The location also benefits from excellent school catchments and is just a short distance from Aldrington Station, providing convenient transport links.



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

Pearson Keehan