



38 RUTLAND GARDENS

HOVE, BN3 5PB

SHARE OF FREEHOLD

Fantastic ground floor apartment with off street parking, own street entrance and west facing garden. Beautifully presented and benefiting from good sized rooms, a lovely layout and plenty of natural light, all combining to create a real sense of space throughout. The accommodation comprises; two double bedrooms, bathroom with bath and separate shower, lounge diner with bay windows and impressive modern kitchen/ breakfast room opening onto the delightful rear garden.

The property is well located to enjoy all the city has to offer. Central Hove and the seafront are an easy walk away whilst regular busses provide access into the City centre and surrounding areas. Commuters will enjoy having easy access to both Aldrington Station and Hove Mainline Station offering regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS





38 Rutland Gardens

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft

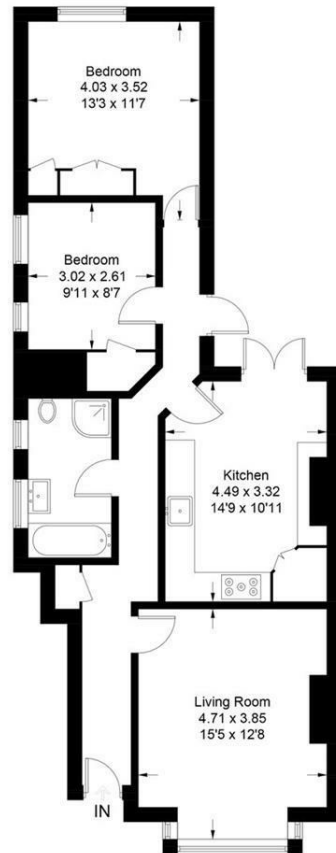
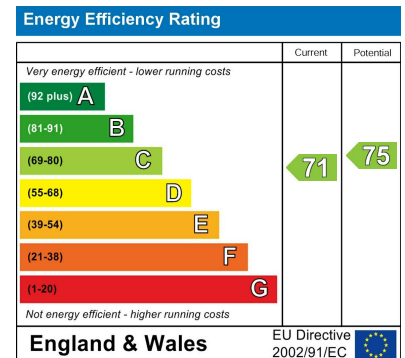


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255794)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas
James
SALES LETTINGS AUCTIONS