



## 34 RUTLAND GARDENS HOVE, BN3 5PB

£350,000  
SHARE OF FREEHOLD

Guide Price £350,000 - £400,000. Located in this gorgeous tree lined road in Hove, this superbly presented two-bedroom split-level apartment offers a delightful blend of comfort and convenience. The property boasts bright and spacious rooms including a double aspect lounge diner, kitchen with roof top views, a nice sized bathroom and two bedrooms to the rear of the building, all creating an inviting atmosphere perfect for both relaxation and entertaining. This apartments layout is designed to meet the needs of modern living.

A great additional benefit in this apartment are its storage options, with cupboards, eaves storage and loft space. The superb location is a significant highlight, as it is just a stone's throw away from a vibrant selection of cafes, restaurants, and shops along Portland Road. Additionally, the beautiful Hove seafront is within easy reach, allowing for leisurely strolls by the sea.

This property is sold with no chain, making it an ideal choice for those looking to move in without delay. Whether you are a first-time buyer or seeking a lovely retreat by the coast, this apartment presents an excellent opportunity to enjoy the best of Hove living.

# Nicholas James


SALES LETTINGS AUCTIONS





### 34 Rutland Gardens

Approximate Gross Internal Area = 77.0 sq m / 829 sq ft  
(Including Eaves)


 = Reduced headroom below 1.5m / 5'0"



Ground Floor      First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276513)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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

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