



## Flat 27, Rutland Court, New Church Road, Hove BN3 4AE

Asking Price Of £245,000

- SOUGHT AFTER BLOCK WITH LIFT
- GOOD SIZE BEDROOM
- SPACIOUS LIVING ROOM
- SEPARATE KITCHEN
- SEA VIEWS
- CLOSE PROXIMITY TO SEAFRONT
- LOCAL TO SHOPS
- COMMUNAL GARDENS

Whitlock & Heaps are delighted to present to market this good sized one bedroom flat forming part of this 1930s block. This home boasts a good size living room and bedroom with glamorous sea views. The communal entrance to the block is well maintained and has a lift to all floors, as well as good size communal gardens.

Bus routes operate locally making the commute into the city centre easy, as well as shopping facilities close by. This sought after block is also within close proximity to Hove mainline station and the sea front. The A27 slip road is a short drive away making commutes out of the city possible. This property is brought to market with no onward chain.

**ENTRANCE HALL** Entryphone system.

**LIVING ROOM** Feature fireplace, radiator, dual aspect East/North UPVC double glazed windows, sea views.

**KITCHEN** Incorporating stainless steel sink unit with mixer tap and drainer, laminate worksurfaces with cupboards below, four ring electric hob with oven below, washing machine, under counter fridge/freezer, pantry, UPVC double glazed south facing window.

**BEDROOM** UPVC double glazed window.

**BATHROOM** Suite comprising panelled bath and tiled surround, pedestal wash hand basin, low level w.c., heated towel rail, frosted UPVC double glazed window.

**OUTGOINGS** Service charge - £935 per half year  
Reserve fund - £247 per half year  
Ground rent - £50 per half year  
Communal heating and hot water - £730 per half year

The current communal energy contract was signed on a two year term which expires in March 2024. In previous years, the communal hot water and heating had been included within the service charge.

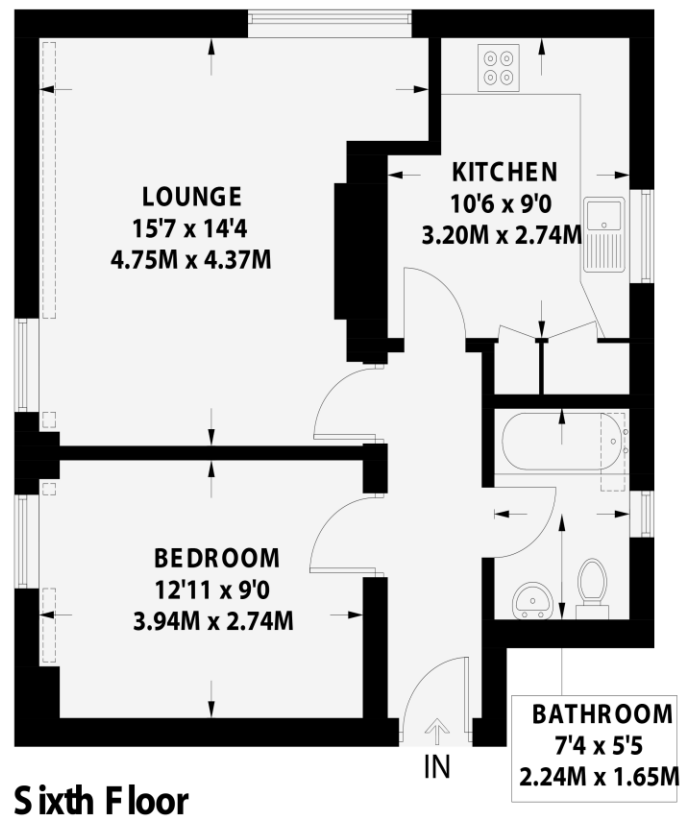
Lease: 102 years

## 27 RUTLAND COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
530.7 sq ft / 49.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
542.5 sq ft / 50.4 sq m



### Sixth Floor



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 (RIPS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Calling Height  
T Hot Water Tank  
FF Fridge / Freezer  
Head Height Below 1.5m  
Measuring Points  
S Storage Cupboard  
W Fitted Wardrobes  
G Garden Shortened for Display



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