



2 50 Rutland Gardens

Hove BN3 5PB

Asking Price Of £350,000

- TWO DOUBLE BEDROOMS
- PERIOD BUILDING
- SOUGHT AFTER ROAD
- BAY WINDOW
- GOOD SIZE LIVING ROOM
- RETENTION OF SOME PERIOD FEATURES
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming the first floor of this period building. The property boasts good size living accommodation to kitchen, good size bedrooms and large bathroom. Situated in this sought after area, Portland Road is a short walk away with its vast array of shopping facilities, eateries and cafés. Bus routes operate locally making access into the city centre simple. You are in the catchment area for multiple schools and walking distance to Aldrington station or Hove mainline station. The A27 slip road is a short drive away making commutes out of the city simple. This property is brought to market with no onward chain.

ENTRANCE HALL Cupboard housing gas-fired boiler, intercom, radiator, thermostat, sash window.

KITCHEN Incorporating large stainless steel single bowl sink unit with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye-level cupboards, 4-ring gas hob with oven below and extractor above, space for washing machine, dishwasher and fridge/freezer, separate door to entrance hall, thermostat, sash window with views to the front, coving.

LIVING ROOM Sash bay window, feature original fireplace with tiled hearth, coving, radiator.

BEDROOM 1 Original feature fireplace, sash window, radiator, coving.

BEDROOM 2 UPVC double glazed sash window overlooking rear, radiator.

BATHROOM White bathroom suite comprising panelled bath with shower over, part tiled, pedestal wash-hand basin, UPVC double glazed sash frosted windows, radiator, low level w.c.

OUTGOINGS 125 years remaining
Service charge: £300pa

RUTLAND GARDENS

HOVE

APPROXIMATE GROSS INTERNAL AREA
709 sq ft / 65.9 sq m



First Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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 (IPIS2). 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 Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 Head Height Below 1.5m
 M Measuring Points
 S Storage Cupboard
 W Fitted Washbasin
 G Garden Shortened for Display



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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