

RUTLAND
COURT

Rutland Court, New Church Road

Hove

Guide Price £275,000 – £300,000

34 Rutland Court New Church Road

Hove

Perfectly located in the sought-after New Church Road area, moments from Hove Seafront, a TWO-BEDROOM, FIRST FLOOR APARTMENT in an attractive, well-maintained PURPOSE-BUILT development with a SOUTH FACING BALCONY. Sold with NO ONWARD CHAIN.

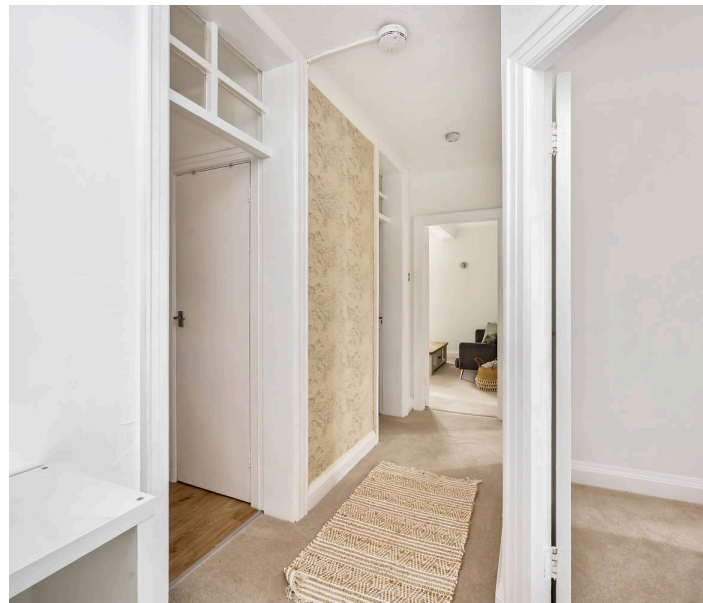
Situated on the first floor of a well maintained purpose built apartment block, this two bedroom property is presented in very good order throughout and benefits from a bright and well balanced layout. The accommodation includes a spacious dual aspect living and dining room with windows facing south and west, providing excellent natural light, along with direct access to a private south facing balcony. A separate modern fully fitted kitchen offers good storage and workspace.

Both bedrooms are well proportioned and benefit from fitted storage, while the bathroom is finished with a clean and practical suite. Additional features include sealed unit double glazing throughout, a communal passenger lift serving all floors, and communal heating and hot water included, making this a comfortable and convenient home.

The Local Area

Perfectly situated between the beach and the bustling cafe culture of Church Road, Rutland Court offers access to outdoor activities, including Hove Lagoon, and the King Alfred Leisure Centre.





The regeneration of Hove seafront includes new tennis and padel courts, and Yellow Wave beach volleyball courts and café, almost directly opposite, together with Hove Bowling Club and its new clubhouse. Popular beachfront venue, Rockwater, and newly opened Babble offer a range of food and drink options, while Hove Lagoon, with its wide array of watersports, a new skate park, a children's play area, and a Big Beach Café, is a short and pleasant walk. Close to a Tesco superstore, the excellent shops, bars, cafes, and restaurants of Church Road, Portland Road, and George Street are easily accessible, while nearby Aldrington Station and Hove Mainline train station offer convenient mainline links for commuters to London, Brighton and the South Coast. Additionally, frequent bus routes also run into central Brighton and out to the Devil's Dyke with its panoramic views and country walks.

Further Information

New Church Road is located in parking zone X and is in Council Tax Band X, which is charged at £9 for 2025/2026.

EPC rating –

Council Tax –

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by. Parking Zone –

TENURE & OUTGOINGS

Tenure:

Unexpired term on lease –

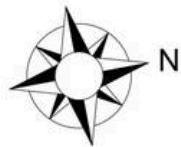
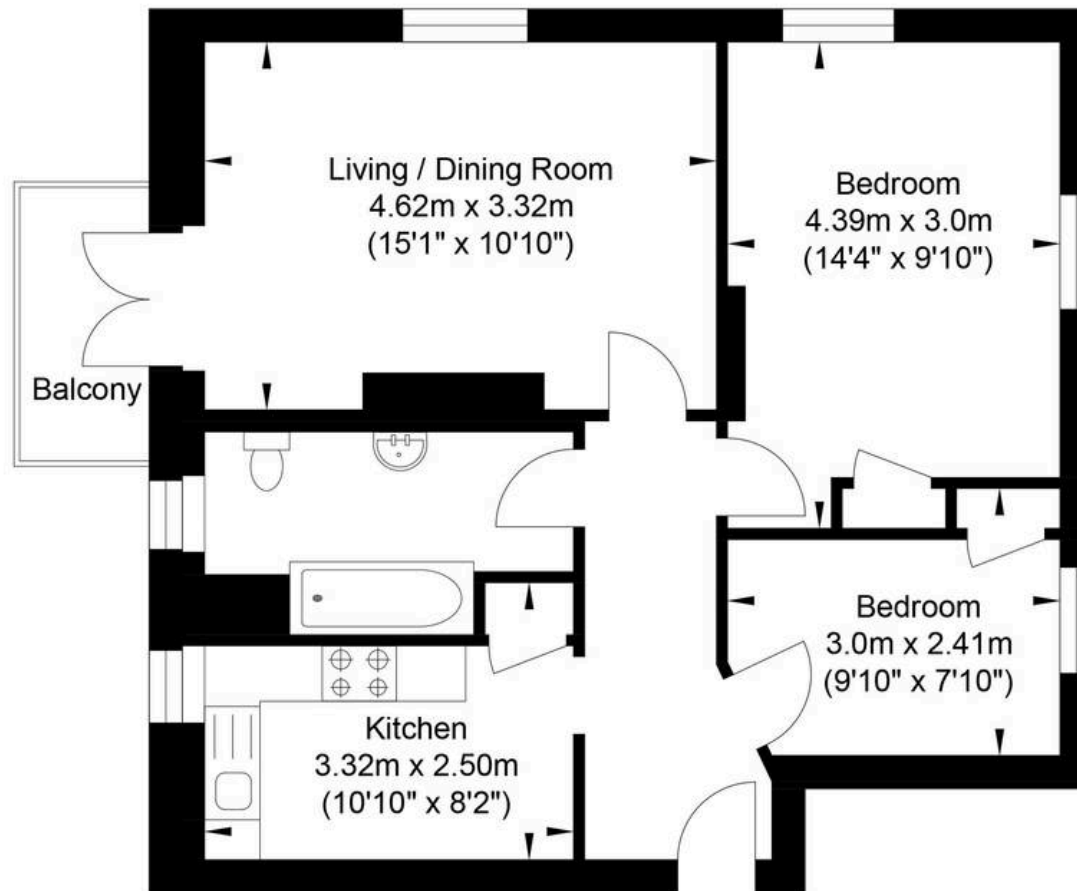
Service Charge – TBC

Ground Rent – TBC

This information has been provided by the seller. Please obtain verification via your legal representative.



New Church Road



First Floor
Approximate Floor Area
592.0 sq ft
(55.0 sq m)

Approximate Gross Internal Area = 55.0 sq m / 592.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Sawyer & Co – Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.