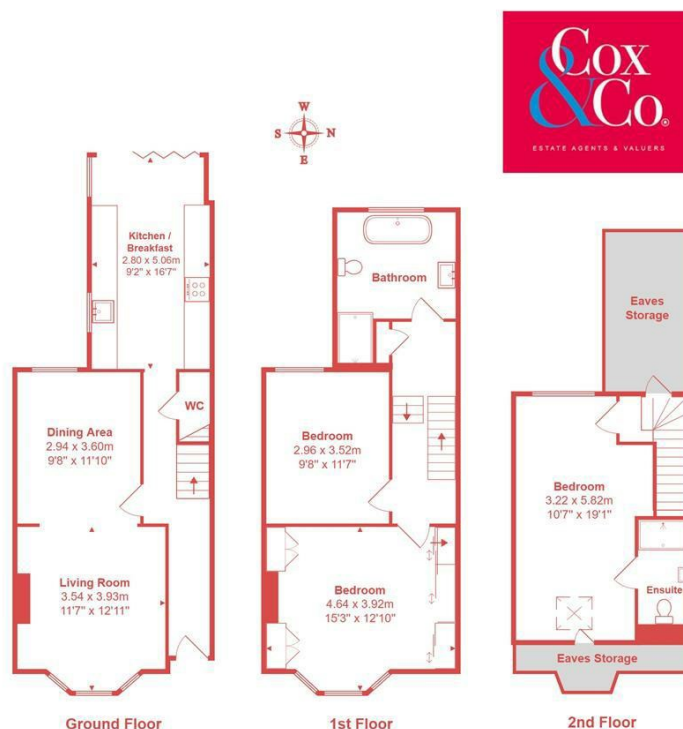




- A Superb Extended Period Town House
- Large Loft Room Bedroom On Second Floor
- En-Suite To Master Bedroom
- Modern Fitted Kitchen Breakfast Room
- This House Must Be Viewed To Be Appreciated
- Three Bedrooms
- West Facing Rear Garden
- Through Lounge Diner
- Highly Sought After Location
- Vendor Has A Complete Chain (STS)

Rutland Road, Hove

Price: £700,000 Freehold



Total Area: 114.9 m² ... 1237 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring this beautiful extended three-bedroom terraced period townhouse to the market.

As you enter the property, you are greeted by a lovely, light hallway with a large through lounge diner to your left. Straight ahead is an extended kitchen & Breakfast room with doors opening to a west-facing patio garden.

On the first floor, you have two double bedrooms and a large family bathroom with stairs again up into the former loft, where you have a large dual-aspect double bedroom with an en-suite to the primary bedroom.

Outside, there is a west-facing patio garden.

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |