



## 66 Rutland Gardens, Hove BN3 5PB

Offers In Excess Of: £250,000

- TWO BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM

- NEW LEASE UPON COMPLETION OF SALE
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZED WINDOWS
- DESIRABLE LOCATION

This two bedroom flat forms part of the first floor of this purpose built block offering good size accommodation with a separate kitchen opening onto the living/dining room. The flat is being sold with a new lease upon completion and no onward chain.

Situated in this desirable and central location within walking distance of Hove seafront and mainline station. An array of eateries, cafes and shopping facilities are all within easy reach.

**ENTRANCE HALL** Coat/store cupboard, airing cupboard with linen shelving.

**KITCHEN** Incorporating stainless steel sink unit with double drainer, laminate worktop with cupboards and drawers under, matching eye-level wall cupboards, tiled splashback, UPVC double glazed windows.

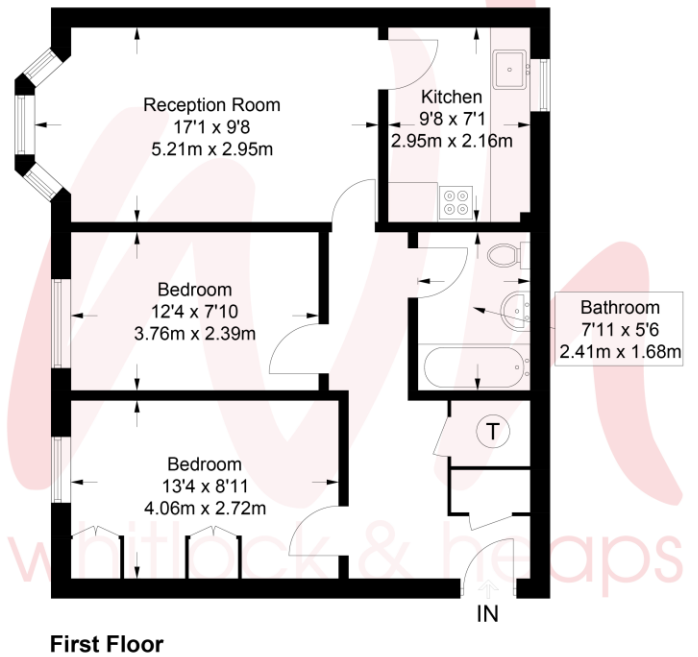
**LIVING/DINING ROOM** UPVC double glazed window, heater.

**BEDROOM 1** Fitted wardrobes, UPVC double glazed window, heater.

**BEDROOM 2** UPVC double glazed window, heater.

**BATHROOM** Comprising panelled bath with shower over, pedestal wash-hand basin, low level w.c.

**OUTGOINGS** New Lease upon completion of sale.  
Maintenance: Approx. £1100.00 - £1200.00 p.a.



First Floor

Approximate Gross Internal Area = 635 sq ft / 59 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022



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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