

wh

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49 Ruskin Road

Hove BN3 5HA

Offers In Excess Of £675,000

- THREE DOUBLE BEDROOMS
- MODERN BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM

- DINING ROOM
- PATIO GARDEN
- NEW UPVC DOUBLE GLAZED WINDOWS
- PRESENTED IN EXCELLENT ORDER

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Whitlock and Heaps are pleased to bring to market this excellent Victorian house that has been extensively refurbished by the present owners both internally and externally to now offer a charming family home. The house is presented in excellent order throughout with the ground floor accommodation featuring two separate reception rooms offering versatility. There is also a kitchen/breakfast room with French doors leading to the private patio garden. To the first floor there are three double bedrooms and a modern bathroom with the house offering scope for extension into the loft (stnc). Situated in the most desirable Poets Corner district of Hove being within walking distance of Hove and Aldrington stations along with the seafront and local cafes and shopping facilities. The house is also in the catchment area for good local schools.

ENTRANCE HALL Engineered wood floor, radiator.

KITCHEN/BREAKFAST ROOM Double aspect and incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, range cooker with five ring induction hob, concealed extractor over, integrated fridge/freezer and dishwasher, pull out larder cupboard, space for washing machine, radiator, two double glazed windows, tiled floor, fitted coats/store cupboard (plumbing to convert back to a w.c.), space for table and chairs, French doors to garden.

LIVING ROOM Fireplace with timber mantle over, fitted cupboards and shelves in alcoves, UPVC sash double glazed bay window, radiator, engineered wood floor.

DINING ROOM UPVC sash double glazed window, radiator, engineered wood floor.

FIRST FLOOR

LANDING Hatch to loft space with pull down ladder.

BEDROOM 1 Fitted wardrobes, UPVC sash double glazed bay window, radiator.

BEDROOM 2 UPVC sash double glazed window, radiator.

BEDROOM 3 Double aspect with UPVC double glazed windows, radiator, fitted shelving, cupboard housing gas fired boiler.

BATHROOM White suite comprising tiled panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low level w.c, tiled floor and walls, heated ladder style towel rail, UPVC double glazed window.

OUTSIDE

REAR GARDEN Decked with flower/shrub borders.

RUSKIN ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
1101 sq ft / 102.3 sq m



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 (IPMS2). 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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