



# *Rutland Road* Hove

mishons



Set in a highly regarded residential road, this attractive home offers well-balanced and versatile accommodation arranged over two floors, extending to approximately 94 sq m (1,015 sq ft).

Neutrally decorated throughout, the property provides a calm, light-filled backdrop that is ready to move straight into while also offering excellent scope to personalise and further enhance, including potential for a loft conversion (subject to the necessary consents), allowing buyers to add valuable additional space over time.

On the ground floor, a welcoming hallway leads to a comfortable lounge with space for both relaxing and entertaining. To the rear, a separate dining room connects well with the kitchen, creating a practical and sociable layout for everyday living. The kitchen is well proportioned and functional, complemented by a useful utility room providing additional storage and laundry space, along with the added convenience of a ground-floor WC. Doors from the rear give access to an easy-maintenance garden, ideal for outdoor dining, container planting or simply enjoying a low-upkeep outdoor space.

The first floor comprises three well-sized bedrooms, including a generous principal bedroom, alongside a family bathroom. The layout works particularly well for families, professionals or those needing a home office or guest room, with good separation between living and sleeping accommodation. The potential to extend into the loft further enhances the long-term flexibility of the accommodation.

Rutland Road enjoys a great location close to Hove's excellent range of amenities, including independent shops, cafés and local pubs that contribute to a strong sense of community. Hove mainline station is within easy reach, making this an ideal choice for commuters, while nearby green spaces and the seafront further enhance the appeal. A well-presented home in a popular Hove location, combining neutral interiors, a practical layout, future potential and a low-maintenance garden with excellent access to local amenities and transport links.

► OIEO

£650,000

3



1



1



tbc



## TOTAL FLOOR AREA:

1015 sq. ft. (94 sq. m.) approx





Whatever you're looking for...  
*We'll help you find it.*

**mishons**

✉ sales@mishons.com

📞 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm  
Saturday: 9 am - 4 pm

Find us on Facebook and Instagram  
@wearemishons or visit [mishons.com](http://mishons.com)