

## 47 Rutland Court, 37-39 New Church Road Hove BN3 4AF

Offers in Excess of £300,000

- PRESENTED IN EXCELLENT ORDER
- TWO DOUBLE BEDROOMS
- DESIRABLE LOCATION
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- BALCONY
- HEATING AND HOT WATER INCLUDED IN

Whitlock and Heaps are delighted to bring to market this excellent apartment forming part of the fourth floor of this attractive building. The property is presented immaculately throughout with a particular feature being the double aspect living/dining room that leads onto the private balcony. The two double bedroom accommodation also includes a modern kitchen and white bathroom suite with benefits including UPVC double glazed windows and communal gardens.

Situated on this desirable tree lined road within a few minutes walk of Hove seafront. Portland and Church Roads with their variety of eateries, cafes and shopping facilities are both within a short walk as is Hove mainline station.

**ENTRANCE HALL** Fitted cupboard, entry system telephone.

**KITCHEN** Well fitted with far reaching view. Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric oven and appliance space, UPVC double glazed window, tiled splashback and floor.

**LIVING/DINING ROOM** Double aspect with UPVC double glazed window, radiator, French door to:

**BALCONY**

**BEDROOM 1** Range of fitted wardrobes, two UPVC double glazed windows.

**BEDROOM 2** Fitted cupboard, UPVC double glazed window.

**BATHROOM** White suite comprising panelled bath with mixer tap and separate shower, glazed shower screen, pedestal wash hand basin, low level w.c, heated towel rail, part tiled walls, UPVC double glazed window.

**OUTGOINGS**

**Maintenance** Hot water and heating £1663.57 per half year.

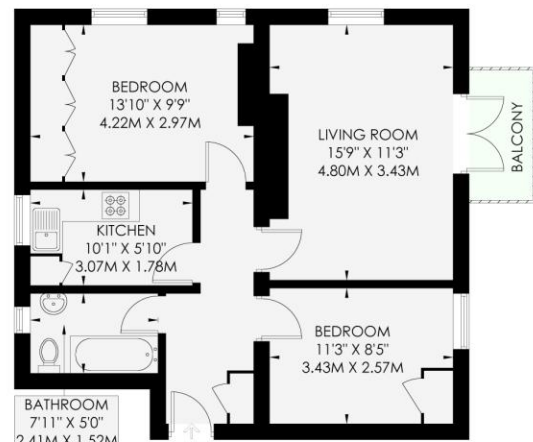
**Ground Rent** £50 per half year.

**Reserve Fund** £247.07 per half year.

**RUTLAND COURT**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
57.9 sq m / 623 sq ft  
INCLUDING LIMITED USE AREA OF  
0.8 sq m / 8 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Plans, sections and details are illustrative only and excluded from all area calculations. All the plans are for illustrative purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standard 2 (RPS2).

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Measuring Points  
 Storage Cupboard  
 Fitted Wardrobes  
 Garden Shortened for Display  
 Skylight  
 Ceiling Height  
 Hot Water Tap  
 Integrated Fridge / Freezer  
 Head Height Below 1.5m  
 Boiler

Certified Property Measurer  
 RICS  
 BESPOKE PROPERTY MARKETING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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