



10 Alpine Road

Hove BN3 5HG

Offers In Excess Of £500,000

- IN NEED OF MODERNISATION
- TWO BEDROOMS
- SHOWER ROOM
- KITCHEN

- LIVING/DINING ROOM
- WEST FACING GARDEN
- POETS CORNER DISTRICT
- NO ONWARD CHAIN

Whitlock and Heaps bring to market this Victorian bay fronted property being in need of modernisation offering tremendous potential for buyers to update and extend (stnc) enabling you to refurbish to meet your requirements. The property is currently arranged with a through living/dining room to the ground floor and a double aspect kitchen leading onto the West Facing Patio Garden. To the first floor there are two double bedrooms and a spacious shower room and separate w.c. Situated in the favoured Poets Corner district of Hove within walking distance of Aldrington and Hove mainline stations. The seafront and local cafes and shopping facilities are also within a short walk.

ENTRANCE HALL Radiator.

KITCHEN Double aspect and incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, 4 ring gas hob, electric over, appliance space, two UPVC double glazed windows, tiled splashback, gas fired boiler, door to garden.

LIVING/DINING ROOM UPVC double glazed bay window, second window overlooking the garden, gas fire.

FIRST FLOOR

LANDING Hatch to loft space with pull down ladder.

BEDROOM 1 UPVC double glazed bay window with second window to side, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

SHOWER ROOM Comprising shower cubicle, wash hand basin with top to side and units under, cupboard housing hot water cylinder, radiator, UPVC double glazed window.

SEPARATE W.C

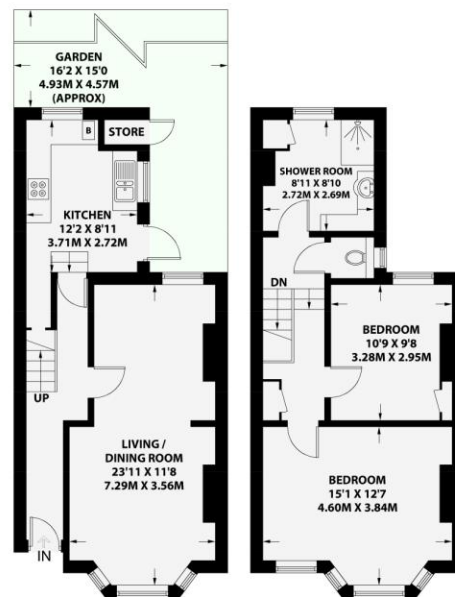
OUTSIDE

WEST FACING PATIO GARDEN Paved with brick built store.

ALPINE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
911 sq ft / 84.6 sq m
(EXCLUDING STORE)



Ground Floor 450 sq ft / 41.8 sq m
First Floor 461 sq ft / 42.8 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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.

- TT Ceiling Height
- HT High Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- S Fitted Wardrobes
- W Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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