



## 8 Alpine Road

Hove BN3 5HG

Asking Price: £575,000

- WEST FACING PATIO GARDEN
- POETS CORNER
- THREE BEDROOMS
- BATHROOM

- THROUGH LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- PRESENTED IN GOOD ORDER
- DESIRABLE LOCATION

Whitlock and Heaps bring to market this three bedroom Victorian bay fronted property offering good size accommodation being neutrally decorated throughout and offering scope to extend (stnc). The delightful ground floor living features a through living/dining room and separate kitchen/breakfast room with French doors leading onto the secluded West facing patio garden. Situated in the favoured Poets Corner district of Hove within walking distance of Aldrington and Hove mainline stations. An array of eateries, cafes and shopping facilities are all within easy reach as well as Hove seafront.

**ENTRANCE HALL** Stripped floorboards, radiator.

**KITCHEN/BREAKFAST ROOM** Double aspect and incorporating stainless steel sink unit with drainer and mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with concealed extractor over, electric oven, appliance space, tiled splashback, UPVC double glazed window, 'Glow Worm' gas fired boiler, understairs cupboard, tiled floor, radiator, French doors to patio.

**LIVING/DINING ROOM** Gas fire with tiled insert and timber mantle over, bay window, fitted shelves and cupboards in alcoves, radiator, stripped floorboards, coving.

**FIRST FLOOR**

**LANDING** Two fitted cupboards with one housing the hot water cylinder, hatch to loft space.

**BEDROOM 1** Bay window, two fitted double wardrobes, stripped floorboards, radiator.

**BEDROOM 2** Two fitted double wardrobes, UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath with electric shower over, pedestal wash hand basin, part tiled walls, radiator, tiled floor.

**CLOAKROOM** Comprising low level w.c, radiator, UPVC double glazed window.

**OUTSIDE**

**WEST FACING PATIO** Being low maintenance and paved.

**Freehold**

**Council Tax Band C** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

ALPINE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA  
85.7 sq m / 921 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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