



10 Glen Rise

Brighton BN1 5LP

Asking Price £700,000

- REFURBISHED THROUGHOUT
- VERSATILE FOUR BEDROOM ACCOMMODATION
- NEW KITCHEN
- NEW BATHROOM AND SHOWER ROOM
- LIVING ROOM
- SITTING ROOM
- GOOD SIZE REAR GARDEN
- PRIVATE DRIVE

Whitlock and Heaps are pleased to offer to market this detached family home that offers versatile four bedroom accommodation having just been refurbished with a new kitchen, bathroom and shower room. The property features two separate reception rooms and a delightful private rear garden being approached via a private drive.

There is also approved planning BH2023/01268 to convert to a substantial three story house with two separate reception rooms, a stunning open plan kitchen/living area with five bedrooms with the master suite including a walk in wardrobe and ensuite.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL Radiator, fitted cupboard.

KITCHEN/BREAKFAST ROOM Incorporating sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye-level wall cupboard, inset ceramic hob with concealed extractor over, oven, cupboard housing 'Worcester' gas-fired boiler, appliance space, radiator, two UPVC double glazed windows, door to garden.

SITTING ROOM UPVC double glazed bay window, radiator.

LIVING ROOM UPVC double glazed window, radiator, stairs to first floor.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower over, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, tiled floor, part tiled walls, UPVC double glazed window.

FIRST FLOOR

BEDROOM 3 UPVC double glazed window, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled floor.

OUTSIDE

PRIVATE DRIVE

FRONT GARDEN Laid to lawn with area of shingle.

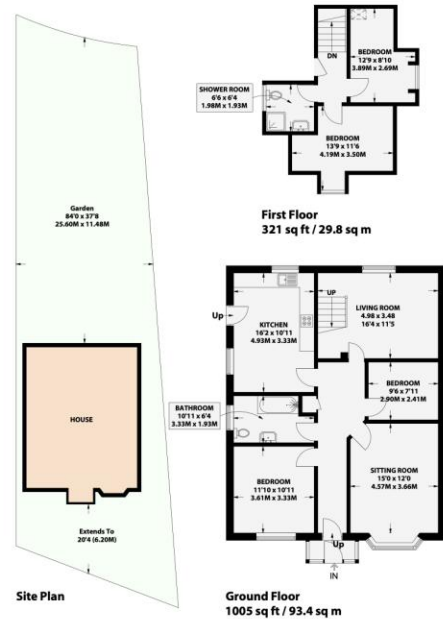
REAR GARDEN Being fully enclosed and mainly laid to lawn with a patio area, path offering side access.

GLEN RISE

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1320 sq ft / 122.6 sq m

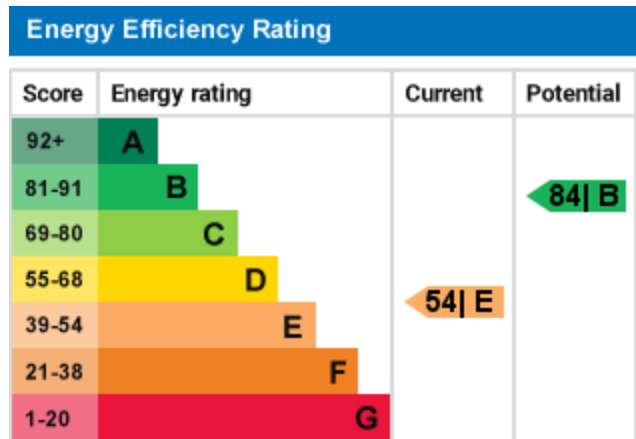
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1326 sq ft / 123.2 sq m



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 Standard 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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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
S Storage Cupboard
W Fitted Wardrobes
Garden Shortened for Display

Measuring Points
RCS Certified Property Measurer



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