



Alpine Road, Hove



Asking Price
£300,000
 Share of Freehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM GARDEN FLAT
- LOCATED ON THE GROUND FLOOR OF THIS PERIOD BUILDING
- WEST FACING REAR GARDEN
- SHARE OF FREEHOLD
- HIGHLY SOUGHT AFTER POETS CORNER LOCATION
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to offer to market this modern fitted one bedroom ground floor apartment which is ideally situated on Alpine Road in Poets Corner. This apartment benefits from being just a short walk from Hove seafront with seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London, just a few minutes from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Cosy living area, Modern fitted Kitchen, Contemporary Bathroom and spacious double bedroom. Outside, the property enjoys the use of a private, landscaped rear garden which benefits from being west facing. Also benefitting from a share of freehold and a new combi boiler within the last year this apartment is an ideal first time buy.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Living Room 12'3 x 10'10 (3.73m x 3.30m)

Bedroom 12'3 x 10'7 (3.73m x 3.23m)

Kitchen 11'3 x 9'4 (3.43m x 2.84m)

Bathroom

WC

West Facing Rear Garden

AGENTS NOTES

SHARE OF FREEHOLD - Remainder of a 999 year lease

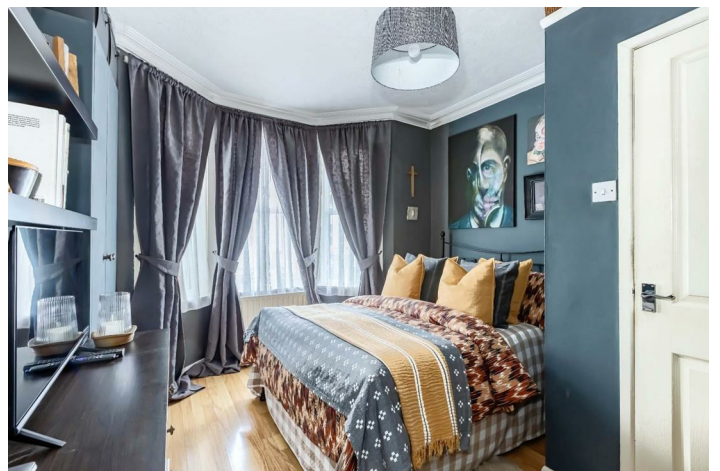
EPC: C

COUNCIL TAX: B

28 Blatchington Road, Hove, East Sussex, BN3 3YN

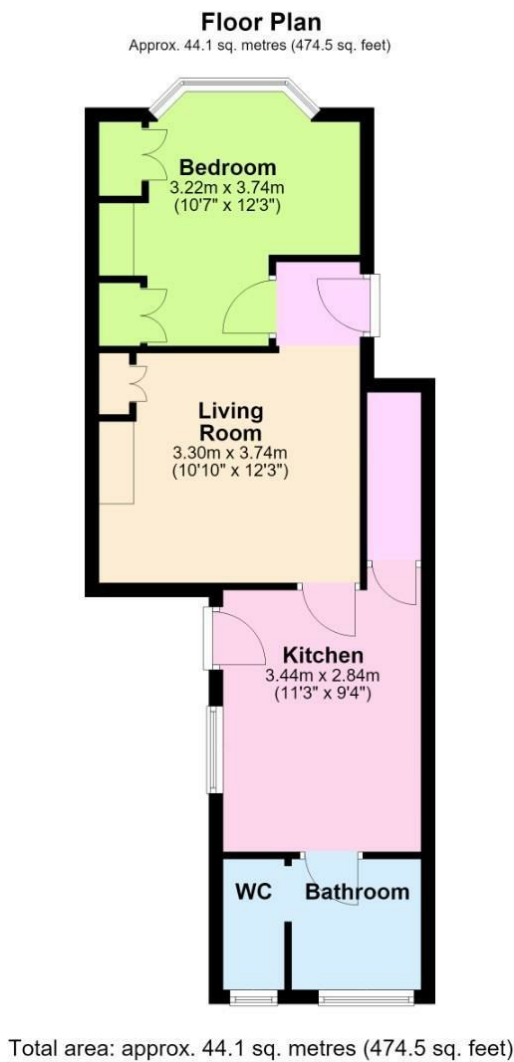
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC	69	England & Wales	
			76	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.