

51a Shanklin Road, Elm Grove, Brighton, BN2 3LP

Spencer  
& Leigh



51a Shanklin Road, Elm Grove,  
Brighton, BN2 3LP

Guide Price £300,000 £325,000 - Leasehold

- Ground floor garden flat
- Two good size bedrooms
- Own entrance
- 11' Living room
- 11'4 Separate kitchen/breakfast room
- Low outgoings
- Private patio rear garden
- New lease to be granted upon completion
- No onward chain
- Internal inspection highly recommended

GUIDE PRICE £300,000 - £325,000

Welcome to this charming ground-floor garden flat located on Shanklin Road in the vibrant city of Brighton. This delightful property boasts two cosy bedrooms, perfect for a small family or as a comfortable space for guests. The well-presented interior features a spacious reception room, ideal for entertaining friends and family.

One of the highlights of this lovely flat is the large kitchen/breakfast room, providing ample space for culinary enthusiasts to whip up delicious meals or enjoy a leisurely breakfast overlooking the garden. The property also includes a large bathroom suite, ensuring convenience and comfort for the residents.

Situated in a sought-after area, this flat is offered with no chain, making it an attractive option for those looking to move in quickly. The garden adds a touch of tranquillity, offering a private outdoor space to relax and unwind amidst the bustling city life.

Don't miss the opportunity to make this charming flat your new home. With its convenient location, well-maintained interior, and the allure of a garden, this property is sure to capture the hearts of those seeking a cosy and inviting living space in the heart of Brighton.



Brighton is something very special, a lively, cultured, sophisticated seaside town. Shanklin Road is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Lewes Road and Brighton city centre. Schools catering for all ages can be easily accessed.



Private Entrance

Entrance

Entrance Hallway

Living Room  
11'5 x 11'1

Kitchen/Breakfast Room  
11'4 x 10'7

Bedroom  
11'4 x 10'6

Bedroom  
11'1 x 8'8

Family Bathroom

OUTSIDE

Rear Garden

Property Information

86 years remaining on the lease - new lease to be granted upon completion

Service Charge £935 p/a

Ground Rent £100 p/a

Council Tax Band B: £1,818.49 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone S

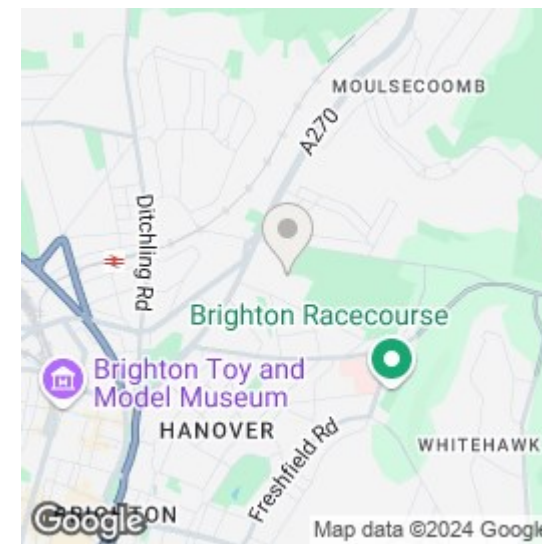
Broadband: Standard 12Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Spencer & Leigh

# Shanklin Road



Ground Floor  
Approximate Floor Area  
588.78 sq ft  
(54.70 sq m)

Approximate Gross Internal Area = 54.70 sq m / 588.78 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.