



46 Shanklin Road, Brighton, BN2 3LQ

£1,450 PCM

Maslen Letting Agents is delighted to offer a Southerly aspect rear garden flat in Shanklin Road, just off Lewes Road. The property comprises two bedrooms, living room, kitchen with appliances, utility area with a washing machine, bathroom and the South facing rear garden. EPC Rating C. Council Tax Band B. Gas heating, unfurnished and available now.

maslen
DAVID MASLEN ESTATE AGENTS

Main Entrance

Private door leading to the hall. Under stair storage cupboard.
Doors leading to:

Living Room

12'7" x 9'1" (3.84m x 2.77m)
Double glazed front bay window. Radiator.

Bedroom One

12'8" x 9'0" (3.88m x 2.75m)
Double glazed front aspect window. Double wardrobe. Radiator.

Bedroom Two

10'9" x 9'0" (3.29m x 2.75m)
Double glazed rear aspect window. Radiator.

Bathroom

Double glazed rear aspect window. Panelled bath with a shower above and shower screen. Pedestal wash hand basin. Low level WC. Radiator.

Kitchen

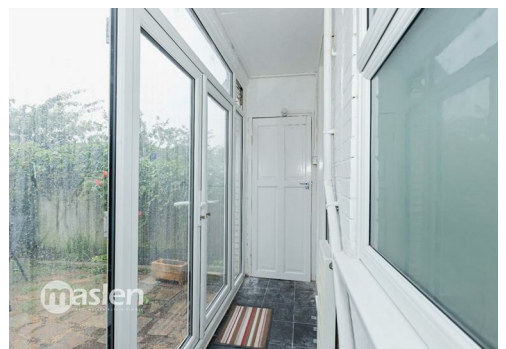
10'9" x 9'1" (3.29m x 2.77m)
Matching wall and base units incorporating the electric cooker, space for fridge/freezer and dishwasher, stainless steel sink with drainer and mixer tap. Double glazed rear aspect window and door leading to:

Utility Area

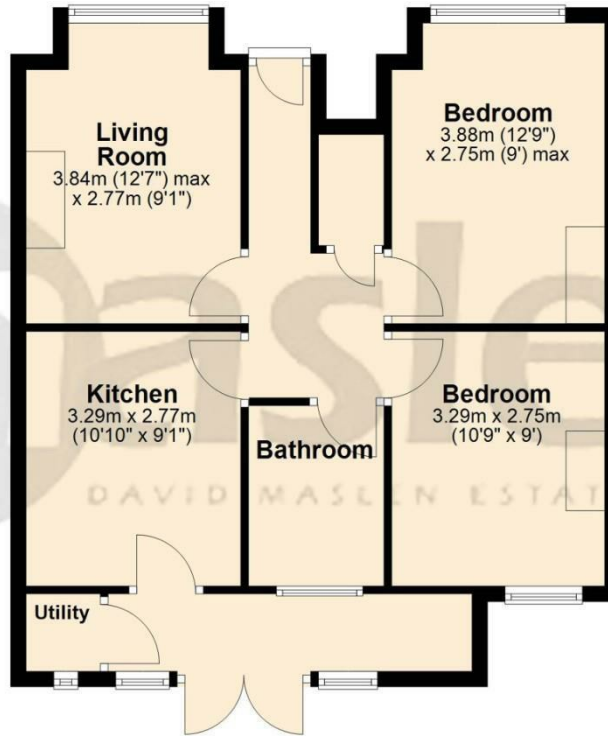
Door leading to storage and space/plumbing for washing machine. Double glazed doors leading to:

Southerly Aspect Rear Garden

Patio area and flowerbed border.



Floor Plan
Approx. 57.7 sq. metres (621.5 sq. feet)



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

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

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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