



## 12 Shanklin Road, Brighton, BN2 3LQ

Offers over £300,000 Leasehold

A two bedroom ground floor flat situated in this EXTREMELY POPULAR residential area. The property benefits from many features with GOOD SIZE ACCOMMODATION, a PRIVATE REAR GARDEN & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents

Front door to:

**Hallway**

Doors to all rooms.

**Lounge**

Bay window to front, radiator, wood effect flooring.

**Bedroom**

Window to rear, radiator.

**Kitchen**

Range of wall & base units with roll edged work surfaces over, stainless steel single drainer sink unit with hot & cold taps, space for cooker with cooker hood over, space & plumbing for washing machine, wall mounted boiler, part tiled walls, wood effect flooring, window to rear, door to rear garden.

**Bathroom**

Low level close coupled WC, wash hand basin with hot & cold taps & vanity storage below, panelled bath with hot & cold taps, wall mounted shower attachment, glass shower screen, part tiled walls, tiled floor, window to side with frosted glass.

**Bedroom**

Window to side, radiator, wood effect flooring.

**Outside**

**Rear Garden**

Laid to concrete, steps up to decked area, enclosed by brick walling & timber fencing.

**Total approx floor area**

570 sq.ft. (53 sq.m.)

**Council tax band B**

**Parking zone S**

**V1**



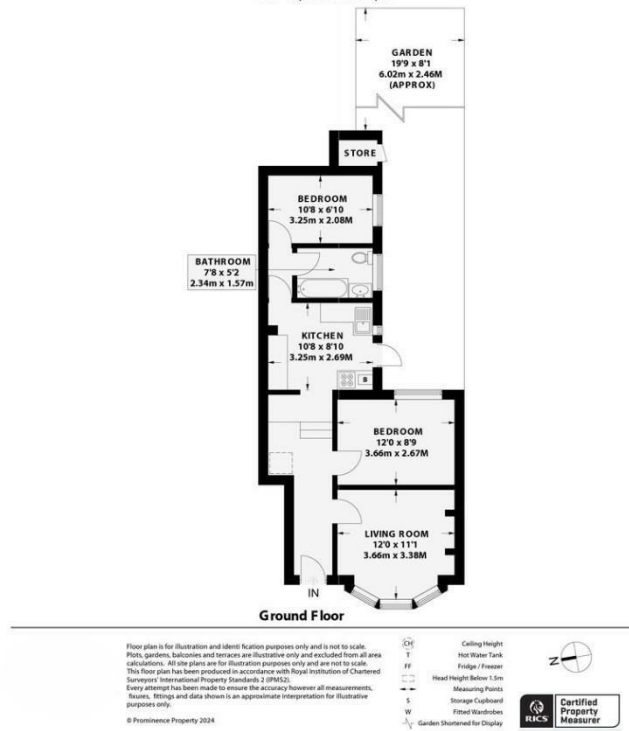




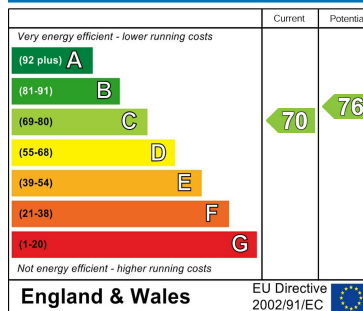
# SHANKLIN ROAD

BRIGHTON

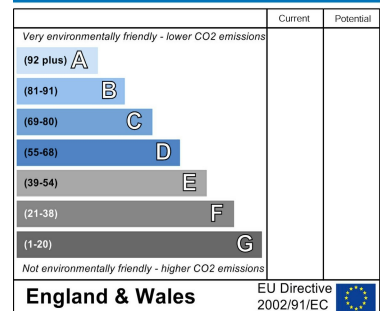
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / STORE)  
570 sq ft / 53.0 sq m  
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / EXCLUDING STORE)  
576 sq ft / 53.5 sq m



## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



## 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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## COVERING THE CITY

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