



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 from 25th July 2025

Deposit to be held in TDS scheme: £1650

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, fridge/freezer and dishwasher, stainless steel sink with drainer and mixer tap. Double glazed rear aspect window and door leading to:

Utility Area

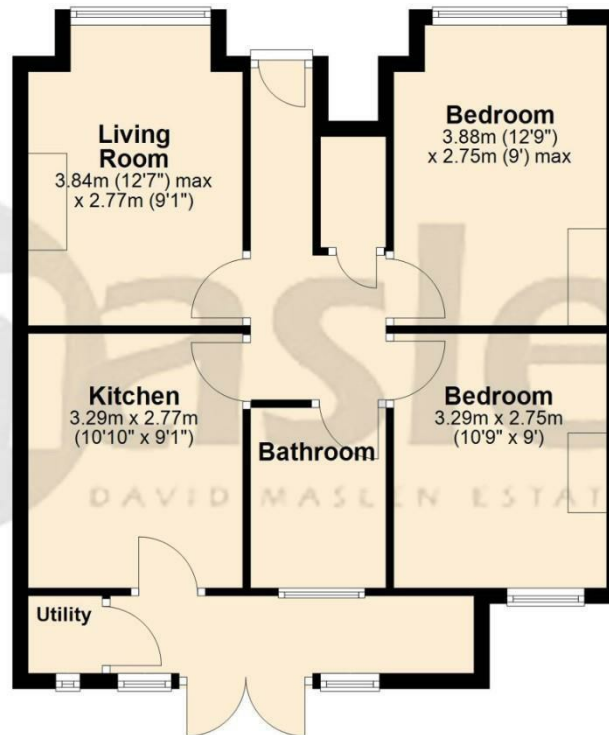
Door leading to storage and washing machine. Double glazed doors leading to:

Southerly Aspect Rear Garden

Patio area and flowerbed border.



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



IMPORTANT

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

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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

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

COVERING THE CITY

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