



## 4 Shanklin Road, Brighton, BN2 3LQ

Offers in excess of £500,000 Freehold

Price Guide: £500,000 - £525,000 A  
SPACIOUS 3-BEDROOM HOUSE WITH  
WELL-ARRANGED ACCOMMODATION  
OVER TWO FLOORS located in the popular  
Hartington Road residential area of the city,  
close to independent cafes and shops.  
There is ROOM TO DINE in the kitchen, the  
THROUGH LOUNGE HAS FRENCH DOORS  
OPENING UP ONTO THE GARDEN and the  
MODERN BATHROOM, with a ROLL EDGE  
CLAW FOOT BATH and separate shower is  
on the first-floor. Available CHAIN FREE and  
exclusive to Maslen Estate Agents. Energy  
Rating: D57

**Front Door To**

**Entrance Hall**

Doors to the through lounge/dining room and the kitchen/breakfast room, stairs to the first floor, radiator, understairs storage, built in cupboard housing meters, wall mounted heating thermostat.

**Through Lounge/Dining Room**

Dual aspect room, windows to the front bay and french doors to the garden, wood floor, two radiators, log burner.

**Kitchen/Breakfast Room**

A spacious, attractive, kitchen comprising a range of wall, base, and drawer units with wood worksurfaces over, integrated fridge/freezer, cupboard housing wall mounted boiler, space for appliances, two windows to the side, door leading to lean-to utility/storage area, tile floor and splashbacks, room for breakfast table, inset stainless steel sink & drainer, two radiators.

**First Floor Landing**

Split-level landing, doors to the three bedrooms and the bathroom, hatch to the loft space.

**Bedroom One**

Good size, full-width double bedroom, double glazed window to the front bay, radiator, built-in storage.

**Bedroom Two**

Double bedroom, window to the rear, radiator, built-in storage.

**Bedroom Three**

Window to the side, radiator.

**Bathroom**

Impressive bathroom comprising rolled-edge clawfoot bath, shower cubicle with glass bricks, handwash basin, WC, double glazed window with frosted glass, radiator, painted floorboards.

**Outside**

**Rear Garden**

Split-level patio garden with raised borders, wall and fenced boundaries, outside tap.

**Total Approx. Floorspace**

1087 SqFt. / 101 SqM.

**Parking Zone S**

**Council Tax Band C**

**V1**





GROUND FLOOR  
573 sq ft. (53.2 sq m.) approx.

1ST FLOOR  
515 sq ft. (47.8 sq m.) approx.



TOTAL FLOOR AREA: 1087 sq ft. (101.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are for information purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Metaphor 0.000

## IMPORTANT

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

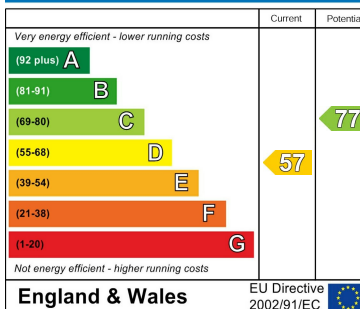
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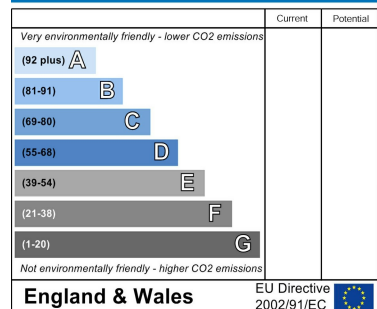
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Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the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

### Energy Efficiency Rating



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



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