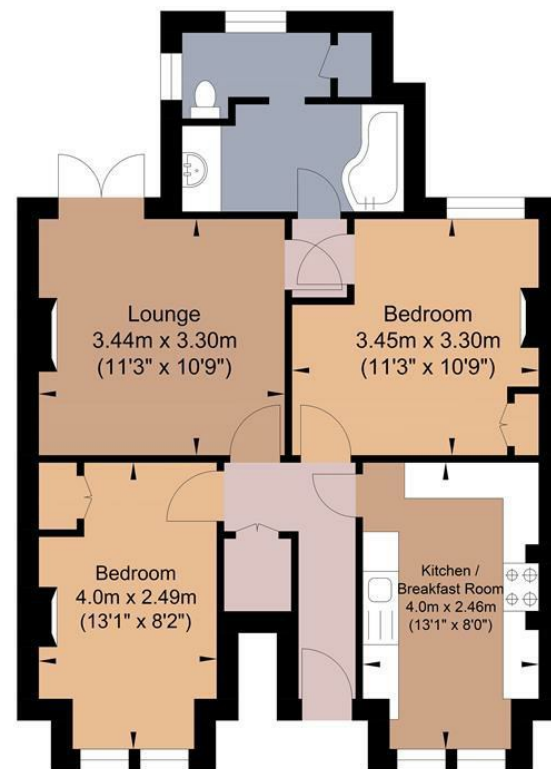


Shanklin Road



Approximate Floor Area
596.64 sq ft
(55.43 sq m)

Approximate Gross Internal Area = 55.43 sq m / 596.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 596.64 sq ft

93 Shanklin Road, Brighton, BN2 3LP

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £285,000
Leasehold



93 Shanklin Road, Brighton, BN2 3LP

Being Sold via Secure Sale Online Bidding
Terms & Conditions Apply
Starting Bid £285,000

A delightful two bedroom flat with generously sized garden which has a pleasant leafy outlook to the rear. Forming the ground floor of an attractive Edwardian double-fronted property and benefiting from its own street entrance. Well presented accommodation which consists of two double bedrooms, lounge with French doors to garden, kitchen/breakfast room with built-in appliances, and modern bathroom suite. Finished in neutral tones with natural wood floors and feature period fireplaces, as well as a secret cellar below useful for storage. The low maintenance garden enjoys a peaceful outlook and includes a raised terrace with storage shed below. Situated in a no-through-road in a popular residential area, close to local amenities, within easy reach of the city centre, seafront and walking distance of Brighton Station. Ideal first time buy with no onward chain.



Front Garden

Slate infilled with walled boundaries.

Separate Street Entrance

Entrance Hall

Natural wood flooring, understairs storage cupboard. Trap door access to cellar, ideal for storage.

Lounge

3.44mx 3.30m (11'3"x 10'9")

Natural wood flooring, ornate period fireplace, timber framed French doors leading to garden.

Kitchen/Breakfast Room

4.0m x 2.46m (13'1" x 8'0")

Range of fitted units - eye level units with concealed downlighters, base units with beech worktops and tiled splashbacks. Breakfast bar, stainless steel sink with mixer tap and drainer, fitted double oven, gas hob, integrated dishwasher and fridge freezer. Tiled flooring, square bay window to front.



Bedroom

3.45m x 3.30m (11'3" x 10'9")

Period fireplace, recessed fitted wardrobes and recessed fitted chest of drawers, window to rear.

Bedroom

4.0m x 2.49m (13'1" x 8'2")

Square bay window to front, period fireplace, painted wood floor.

Bathroom

Bath with inset to wall mixer tap, thermostatic shower over with curved shower screen and feature tile splashbacks. Inset round bowl basin inset to counter top, with cupboards below and tiled splashbacks. Low-level WC, built-in cupboard, tiled floor.

Garden

Generously sized with leafy outlook to rear. Raised decked sun terrace with storage shed below. Paved patio area leading to decked section with artificial lawn to the rear. Raised planters with shrubs and small tree.



- NO ONWARD CHAIN
- Being Sold via Secure Sale Online Bidding - T&Cs Apply
- Attractive Edwardian Property
- Generously Sized Rear Garden
- Own Street Entrance
- Storage Cellar
- Well Presented Accommodation
- Feature Fireplaces
- Popular Residential Area
- No Through Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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	

Council Tax Band: **B**