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Company Registration No: 11397540



WEATHERILL
Property Group
Your Property Matters



11 Shanklin Court Hove BN3 7SB

The Weatherill Property Group are very pleased to present this spacious and well laid out second floor apartment, with benefits including fantastic Downland views from the principal rooms, great storage throughout and the bonus of a garage, located in Hangleton Road, close to local shops and nearby Portslade Station.



Asking Price £229,950 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- AN IMPRESSIVE & GOOD SIZED SECOND FLOOR FLAT
- FANTASTIC ROOM SIZES THROUGHOUT
- AN INCREDIBLE AMOUNT OF STORAGE
- 2 GOOD SIZED DOUBLE BEDROOMS
- A LARGE LOUNGE/DINING ROOM WITH ENTIRELY SEPARATE KITCHEN

Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation within briefly comprises: 2 GOOD SIZED DOUBLE BEDROOMS, A BATHROOM, A SPACIOUS HALLWAY, A LARGE LOUNGE/DINING ROOM AND A SEPARATE KITCHEN.

In terms of outside space, the property has the added benefit of a GARAGE positioned beneath the apartment block adding off street parking or useful storage space. There are well kept communal gardens surrounding the block and the property itself is offered for sale with NO ONWARD CHAIN, has fantastic views and is extremely well located in the heart of Hove's Hangleton area, close to excellent local shops, lovely cafes including a Flour Pot Bakery and is also within easy reach of Portslade Station.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



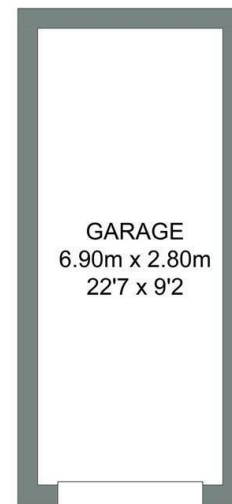
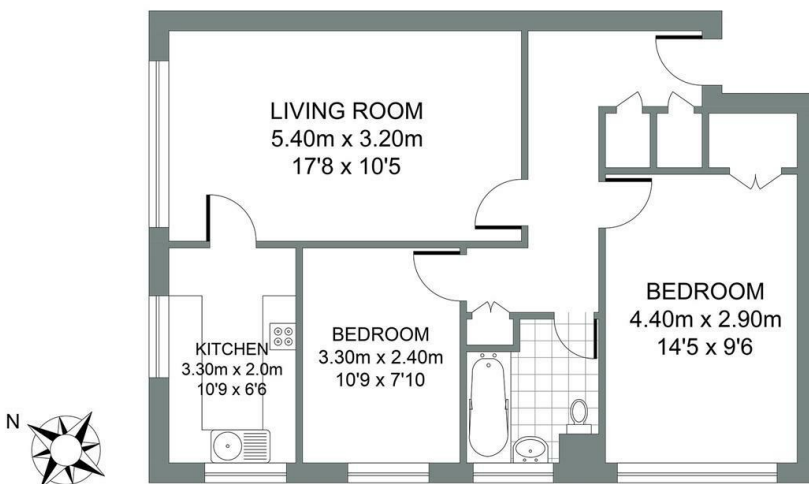
Floor plans

SECOND FLOOR

Approximate Gross Internal Area
58.87 sq m / 633.67 sq ft

GARAGE

Approximate Gross Internal Area
19.32 sq m / 207.95 sq ft



SHANKLIN COURT, HANGLETON ROAD, HOVE

Total Area : 78.19m² = 841.63ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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