



## Hangleton Road, Hove



Offers In Excess Of  
**£220,000**  
Leasehold

- SPACIOUS ONE BEDROOM APARTMENT
- VENDOR SUITED
- WALKING DISTANCE TO PORTSLADE STATION
- STUNNING VIEWS OVER THE SOUTH DOWNS
- CENTRAL HANGLETON LOCATION
- SURROUNDED BY NATURE WALKS

Robert Luff & Co are delighted to bring to market this spacious one bedroom, top floor apartment situated in the heart of Hangleton. Shanklin Court is located on Hangleton Road which is perfectly positioned and is within walking distance to all local amenities which include local shops, pubs, butchers, barbers and restaurants. Also within walking distance is Benfield Valley which offers peaceful nature walks and leads on to Greenleas Recreational Park

Accommodation offers; Lounge / Dining room, separate kitchen, family bathroom and spacious bedroom. Other benefits include; a lift within the building, stunning views over The South Downs and over Hangleton and is within walking distance to Portslade station, free on the street parking, ample storage throughout and easy access into Brighton City centre.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Lounge / Dining Room 12'9" x 12'3" (3.91m x 3.74)

Laminate flooring, wall mounted radiator, large UPVC double glazed windows, with doors leading to;

### Kitchen 9'7" x 5'9" (2.94 x 1.77)

Laminate flooring, mixture of base and wall units, stainless steel sink, electric oven with induction hob, extractor fan, UPVC double glazed window

### Bedroom 9'5" x 15'5" (2.88 x 4.70)

Carpet flooring, built in wardrobe, wall mounted radiator, large UPVC double glazed window,

### Bathroom

Vinyl flooring, WC, vanity sink, bath with over head shower, heated towel rail, built in storage cupboard, UPVC double glazed window

### Agents Notes

Agents Notes - Tenure: Leasehold: 95 Years

Service Charge: £2,070 Per Annum

Ground Rent: £50 Per Annum

EPC: D

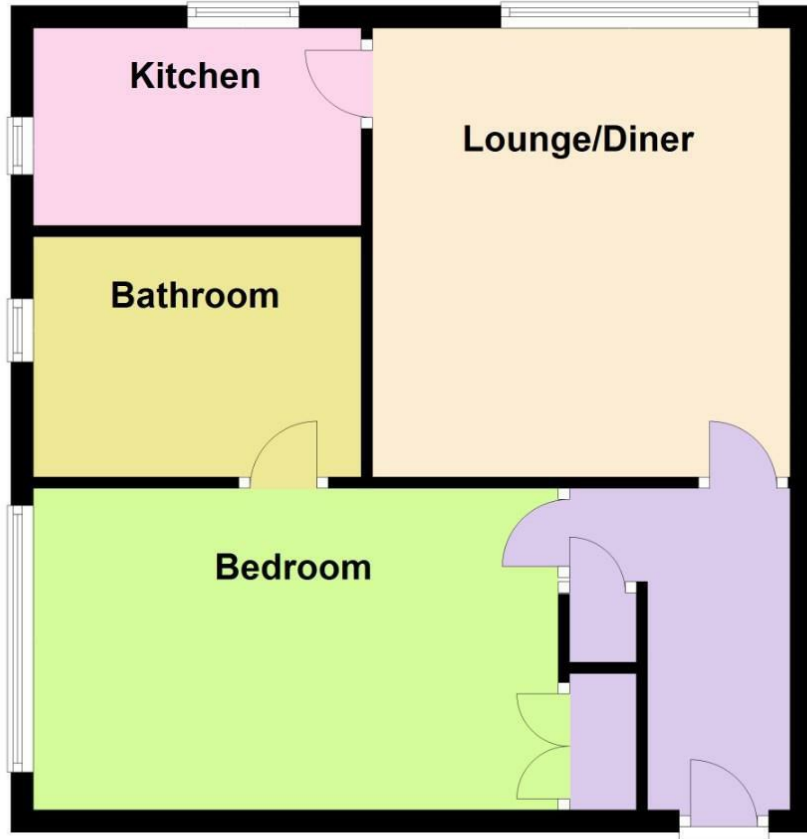
Council Tax Band: B



28 Blatchington Road, Hove, East Sussex, BN3 3YN  
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## Floor Plan

Approx. 47.0 sq. metres (506.0 sq. feet)



Total area: approx. 47.0 sq. metres (506.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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