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## Description

Robert Luff & Co are delighted to bring to the rental 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, 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.



## Key Features

- SPACIOUS ONE BEDROOM APARTMENT
- GREAT ACCESS TO ALL POPULAR COMMUTER ROUTES
- WALKING DISTANCE TO PORTSLADE STATION
- DOUBLE GLAZING
- DOUBLE BEDROOM WITH EN-SUITE
- STUNNING VIEWS OVER THE SOUTH DOWNS
- CENTRAL HANGLETON LOCATION
- SURROUNDED BY NATURE WALKS
- GAS CENTRAL HEATING
- EARLY VIEWING ESSENTIAL



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### **Lounge / Dining Room**

**3.91m x 3.74 (12'9" x 12'3")**

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

### **Kitchen**

**2.94 x 1.77 (9'7" x 5'9")**

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

### **Bedroom**

**2.88 x 4.70 (9'5" x 15'5")**

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**

EPC: D



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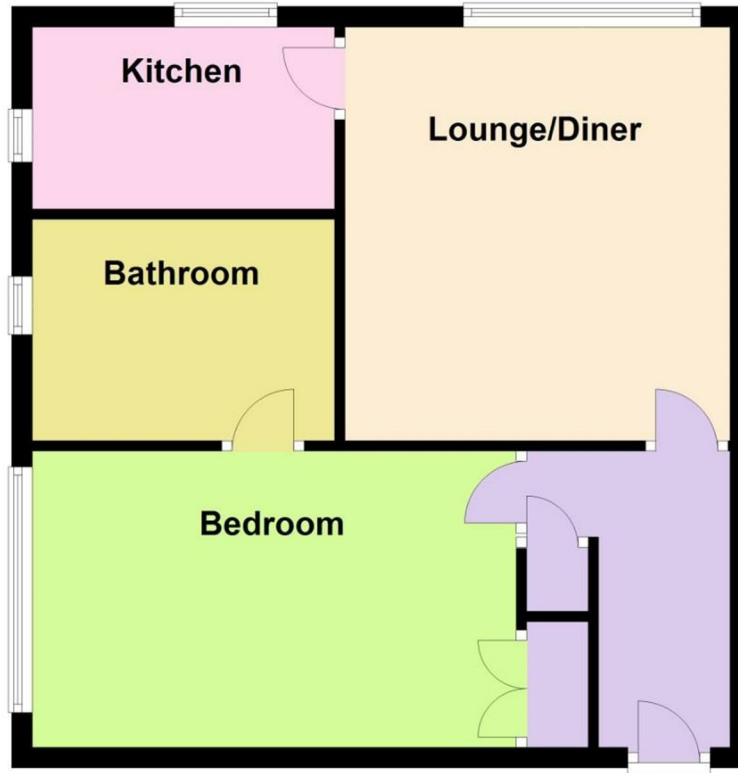
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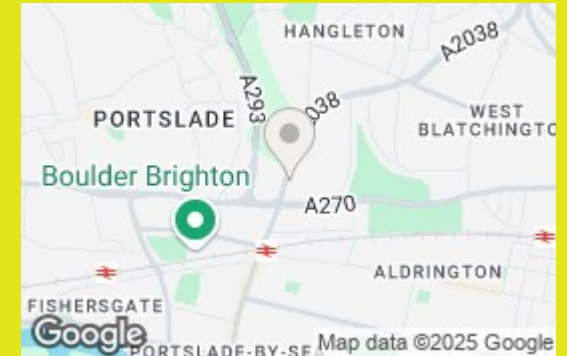
## Floor Plan Hangleton Road

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