HAMLYN SMITH

£325,000 - £350,000

SHANKLIN ROAD, BRIGHTON

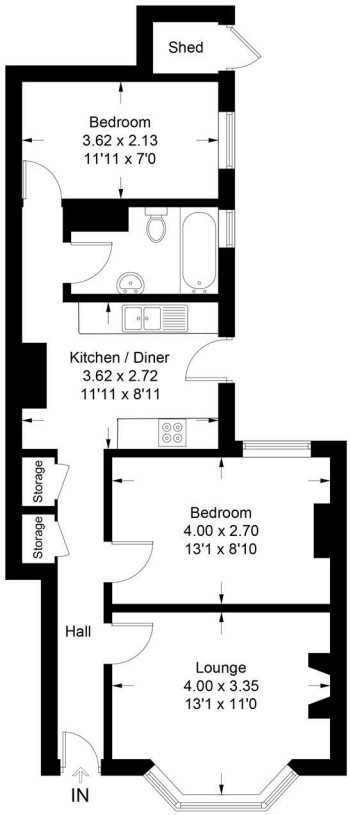
2 BEDROOMS
1 RECEPTION
1 BATHROOM

Guide Price £325,000 - £350,000
Nestled on the charming Shanklin Road in Brighton, this beautifully presented ground floor apartment offers a delightful blend of modern living and Edwardian character. With offers in excess invited between £325,000 - £350,000 this two double bedroom garden flat is an exceptional find in a sought-after residential area.

- 2 double bedrooms
- Modern kitchen/breakfast room
- Feature fireplace in lounge
- Private entrance
- Polished floorboards
- Pretty rear garden
- Double glazed windows
- Located in Brighton
- Recently fitted bathroom suite

Shanklin Road

Approximate Gross Internal Area = 55.4 sq m / 596 sq ft
(Excluding Shed)



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1321051)

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Upon entering, you are welcomed by a private entrance leading to a spacious entrance hall, which provides access to the lounge, kitchen/breakfast room, and one of the two double bedrooms. The lounge is a bright and inviting space, featuring a bay window and a lovely fireplace, perfect for cosy evenings. The polished floorboards add a touch of elegance throughout the home.

The smart, modern kitchen/breakfast room is well-equipped with a range of wall and base units, complemented by wooden work surfaces. It includes an inset stainless steel sink, a four-ring induction hob with an oven beneath, and ample space for appliances and a breakfast table. A double-glazed door opens directly to the pretty rear garden, enhancing the connection between indoor and outdoor living.

Both double bedrooms are generously sized, with the rear bedroom offering views of the garden. The bathroom was recently re-fitted and features a white suite with a panelled bath, a fitted shower, and stylish tiled walls and flooring.

The sunny rear garden is a true highlight, boasting patio and decked areas, ideal for relaxation or entertaining. With a total floor area of approximately 55.4 square metres, this apartment also benefits from gas heating, double-glazed windows, and a council tax band of B.

This property is not only a wonderful home but also a fantastic investment opportunity, given the high demand in the area. Do not miss your chance to own this exquisite garden flat in Brighton.

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