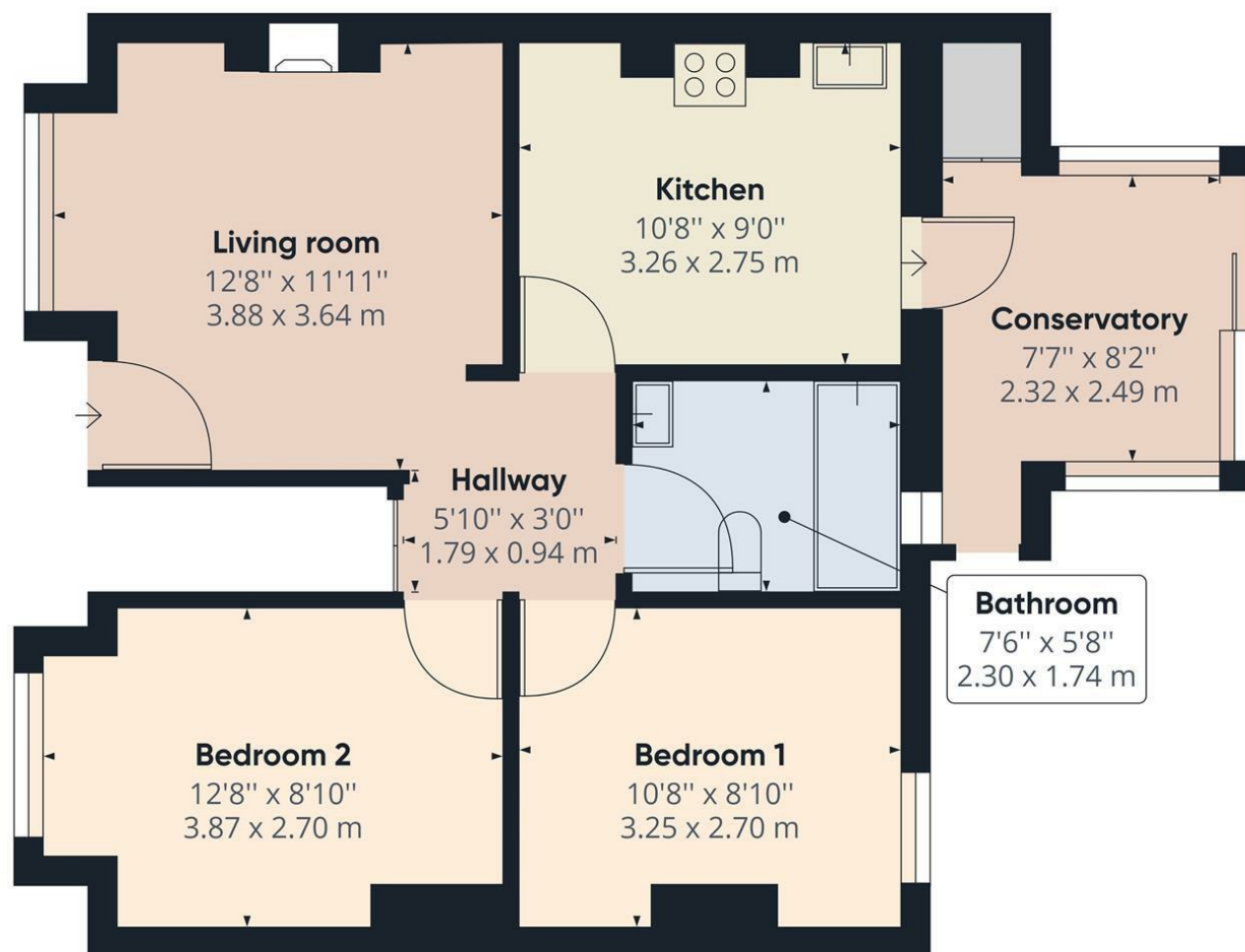


JohnHilton

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Est 1972



Approximate total area⁽¹⁾

583.54 ft²
54.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx sq ft

52 Shanklin Road, Brighton, BN2 3LQ

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

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Zoopla

onTheMarket.com

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The UK's number one property website

PrimeLocation.com



52 Shanklin Road, Brighton, BN2 3LQ

- Lovely 2 double bedroom ground floor flat
- Separate kitchen leading to beautiful conservatory and garden
- Modern décor with characterful features and log burner
- Part furnished or unfurnished
- Side access gate, ideal for bikes
- Sorry no pets due to lease restrictions
- Council tax band B
- Available date tbc

• A holding deposit of £403.84 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent

• The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(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**

