



Flat 4 Shanklin Court 132 Hangleton Road
Hove, BN3 7SB



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Guide price: £265,000 - £270,000

Offered to the market chain free and benefiting from the rare advantage of a private garage, this beautifully presented two-bedroom ground floor apartment occupies a highly sought-after position within Hangleton. Recently refreshed throughout and offering bright, generously proportioned accommodation, this attractive home presents a superb opportunity for first-time buyers, downsizers and investors seeking a property ready to move straight into.

The property is accessed via a welcoming entrance hallway with useful built-in storage, leading through to a spacious dual-purpose living and dining room. Flooded with natural light from the large picture window and enjoying pleasant outlooks across the surrounding communal greenery, this impressive room provides an excellent space for both everyday living and entertaining.

Adjacent to the reception room is a stylish fitted kitchen, finished with contemporary units, contrasting worktops and ample cupboard space, creating a practical yet modern cooking environment.

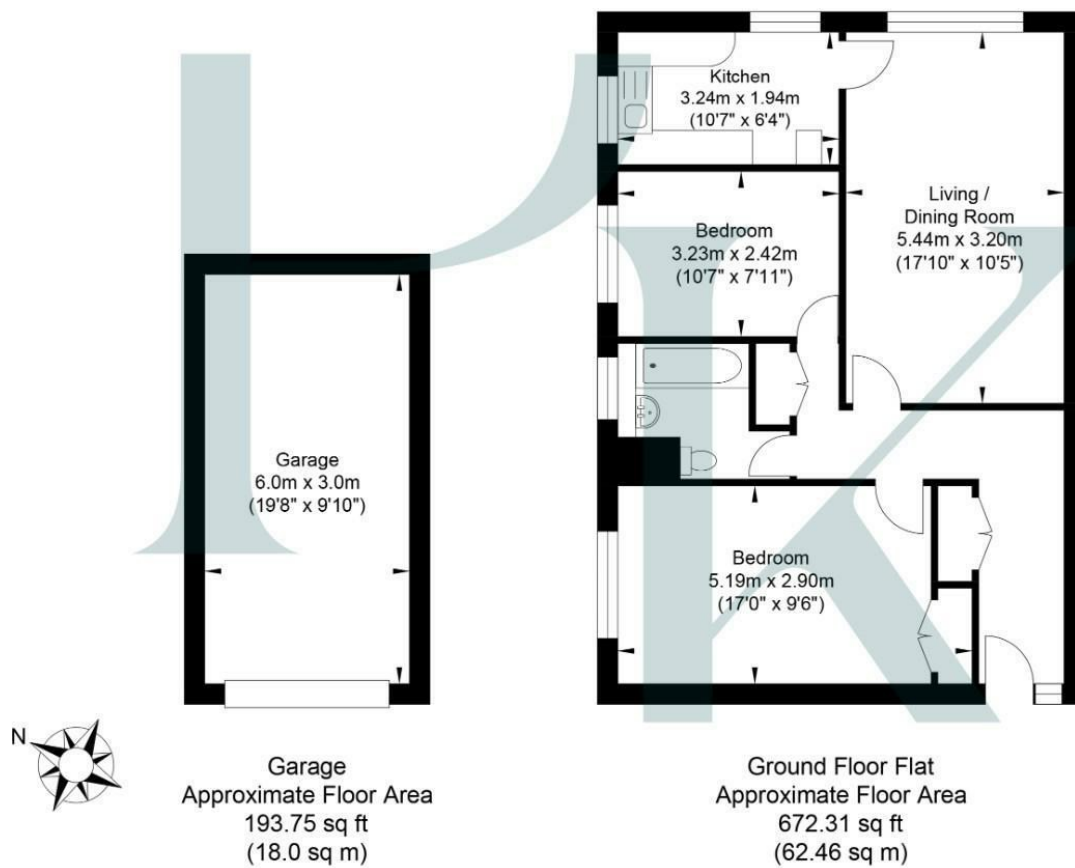
Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from fitted wardrobes, while soft carpeting and neutral décor enhance the sense of comfort and space throughout. A modern bathroom suite completes the accommodation.

A particular feature of the property is the private garage, providing secure parking, valuable storage space or potential workshop use – a highly desirable and increasingly hard-to-find asset in this location. Further benefits include gas central heating, double glazing, generous internal storage and the significant advantage of being sold with no onward chain, helping to facilitate a smooth and straightforward purchase.

Situated in a convenient and well-connected location, Shanklin Court is moments from local shopping facilities, cafés and everyday amenities in Hangleton and Boundary Road. Portslade railway station is within easy reach, offering direct links into Brighton, Gatwick and London, while regular bus routes, including the popular 3X service, provide excellent access across the city. The property is also well placed for a number of highly regarded primary and secondary schools, making it an appealing option for a wide range of buyers.



Hangleton Road



Approximate Gross Internal Area (Excluding Garage) = 62.46 sq m / 672.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
69	71

Very energy efficient - lower running costs

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(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

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EU Directive 2002/91/EC

Pearson
Keehan