



38 Shanklin Road
Brighton, BN2 3LQ

£345,000
Leasehold

UWS1259

- **31' South Facing Rear Garden**
- **Exceptionally Well Presented Throughout**
- **Two Double Bedroom Ground Floor Flat**
- **Own Street Entrance**
- **Internal Viewing Essential**
- **Vendor Suited**
- **Stylish Shower Room**
- **Open Plan Kitchen/Sitting Room**
- **Gas Central Heating**
- **Upvc Double Glazing**

****STUNNING TWO DOUBLE BEDROOM, GROUND FLOOR FLAT** 31' SOUTH FACING REAR GARDEN****

This beautifully presented two-bedroom garden flat has been thoughtfully refurbished and significantly enhanced by the current owners, creating a stylish and contemporary home in a peaceful residential setting. Occupying the ground floor, the property offers bright and well-proportioned accommodation throughout. There are two generous double bedrooms, a sleek and modern shower room, and an impressive open-plan kitchen and sitting room which forms the heart of the home. Finished to a high standard, this inviting living space features French doors that open directly onto a delightful south-facing rear garden, providing the perfect setting for relaxing, entertaining, or enjoying outdoor dining. The property is ideally positioned within easy reach of Lewes Road, one of the area's most vibrant and well-connected locations. Here you will find an excellent selection of independent cafés, shops, pubs and a convenient supermarket, while regular bus services provide swift and easy access to the city centre and surrounding areas. Offering a superb combination of style, comfort and convenience, this exceptional garden flat presents a fantastic opportunity for those seeking a beautifully finished home in a desirable location. Parking Zone S (light touch and free at weekends). EPC Rating C (70).

Front garden

Small patio area, convenient space for bikes/bike store. Composite front door opening into;

Entrance Hallway

Doors to all rooms, under stairs storage cupboard, composite wooden flooring.

Open Plan Kitchen/Sitting Room 28' 2" x 9' 2" (8.59m x 2.79m)

Fantastic range of fitted units with solid wood work surfaces over, inset ceramic hob with ceiling fitted extractor hood over, inset butler sink, space and plumbing for dishwasher, space and plumbing for fridge freezer, clever utility cupboard with upvc double glazed window to the rear and space and plumbing for washing machine. Vertical radiator, upvc double glazed French doors opening to the rear garden. Sitting room area; upvc double glazed window to the front with fitted plantation shutters, radiator, composite wooden flooring.

Bedroom 16' 1" x 9' 1" (4.9m x 2.77m)

Upvc double glazed window to the front with fitted plantation shutters, radiator, composite wooden flooring.

Bedroom 10' 8" x 9' 2" (3.26m x 2.79m)

Upvc double glazed window to the rear with fitted plantation shutters, radiator, composite wooden flooring.

Shower Room

Part tiled walls, hand basin set within a vanity unit, wc and walk in shower, heated towel radiator.

Garden 31' 6" x 15' 2" (9.59m x 4.63m)

South facing garden with patio area and lawned area, enclosed by walled and fenced boundaries.

Tenure

Leasehold 90 years 9 months remaining

Maintenance

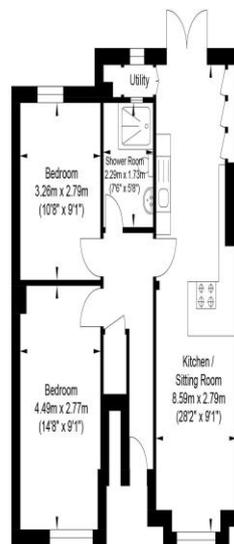
£844.50 every 6 months. Reviewed annually

Ground Rent

£50 for the first 33 years from 2017, £100.00 from 2050 and £150.00 from 2083.

Council Tax; Band B

Shanklin Road



Ground Floor
Approximate Floor Area
626.78 sq ft
(58.23 sq m)

Approximate Gross Internal Area = 58.23 sq m / 626.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

38 SHANKLIN ROAD
BRIGHTON
BN2 3LQ

Energy rating

C

Valid until: 5 April 2031

Certificate number: 0390-2836-2040-2309-2535

Property type Ground-floor flat

Total floor area 54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

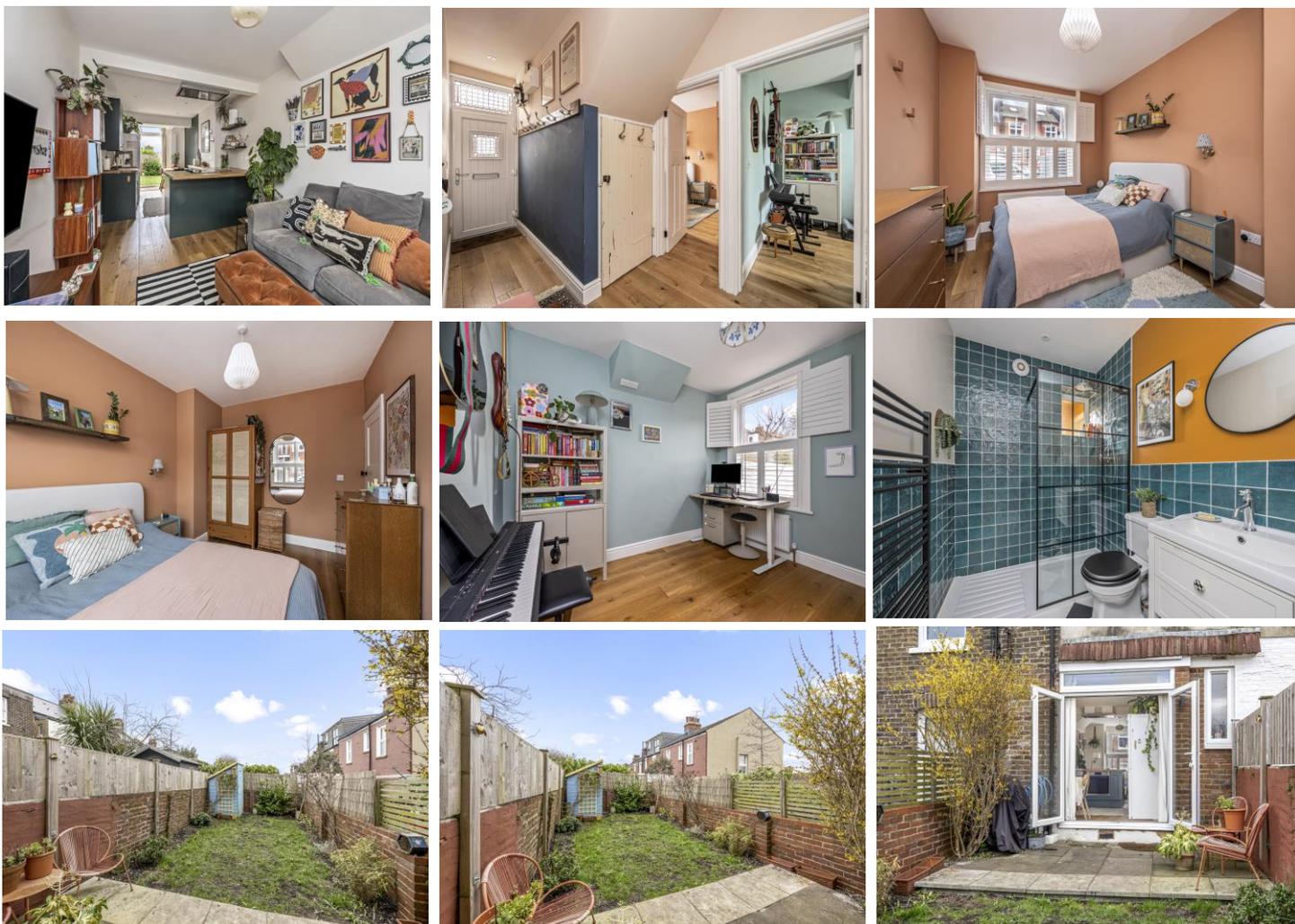
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor.

MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

Please note: Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed.

They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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