

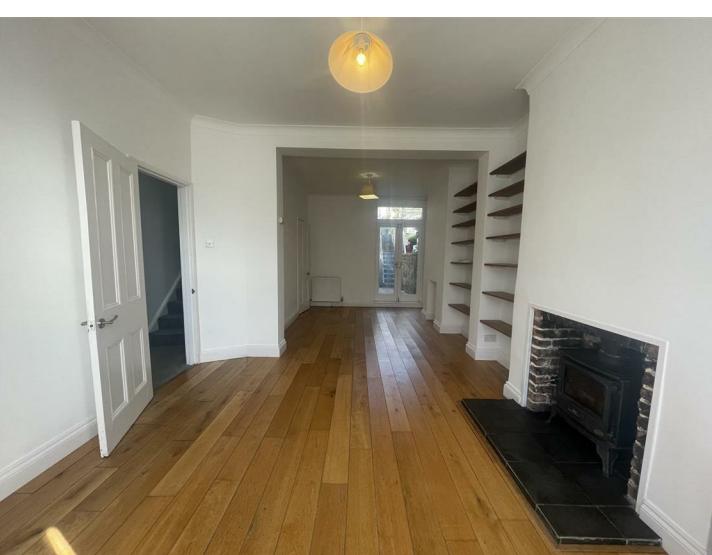


**Total Area Approx sq ft**

**4 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](mailto:sales@johnhiltons.co.uk)

**PCM £2,100 PCM**



## 4 Shanklin Road, Brighton, BN2 3LQ

\*A Stunning 3 bed family house in the lovely central location

\*Huge living room with lovely wooden floors and a wood burner

\*Large kitchen with a gas range oven and integrated appliances

\*Two large double bedrooms and one single

\*Large bathroom with stylish shower and a roll top bath.\*Outside utility leads to a lovely walled garden

\*Rent £2100 per month

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\*Available late January

\*This house is very close to amenities, Schools, Brighton station and central Brighton

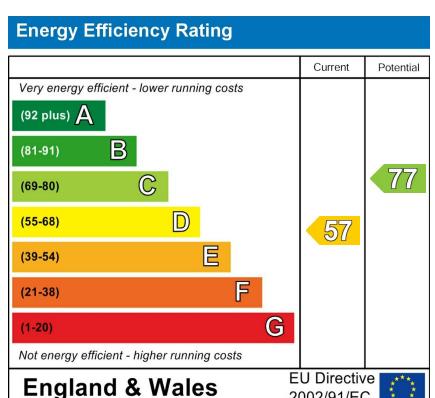
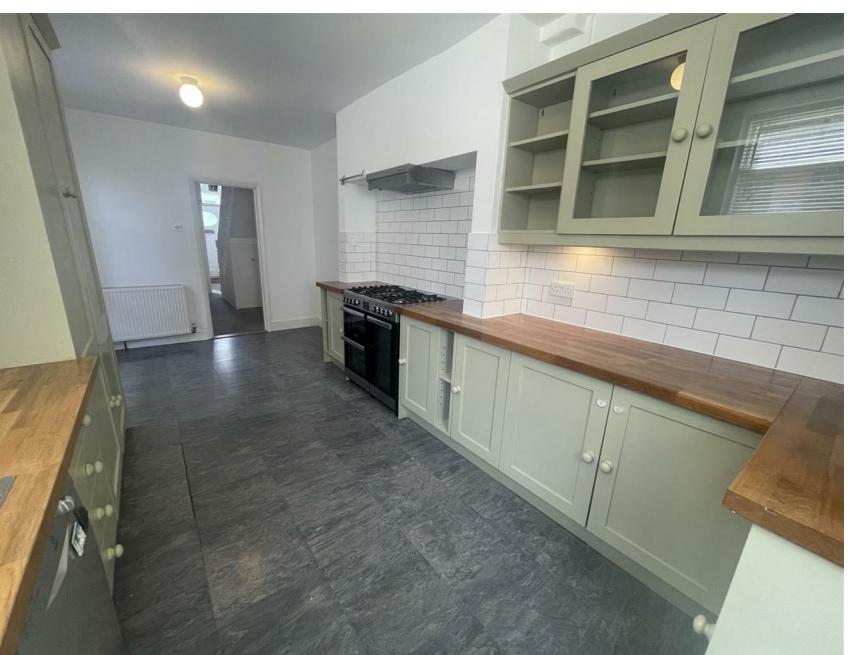
\*This property is available for families and professional sharers only

\* Council tax band C

\* A holding deposit will be required (£553.00 ) 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 on move in

\* 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

\* Please note that rent is shown as per person per week based on 52 weeks of the year as the rent is due monthly



Council Tax Band: C

- A Stunning 3 bed family house in the lovely central location
- Huge living room with lovely wooden floors and a wood burner
- Large kitchen with a gas range oven and integrated appliances
- Two large double bedrooms and one single
- Large bathroom with stylish shower and a roll top bath.
- Available from 07/04/2025
- Council tax band C