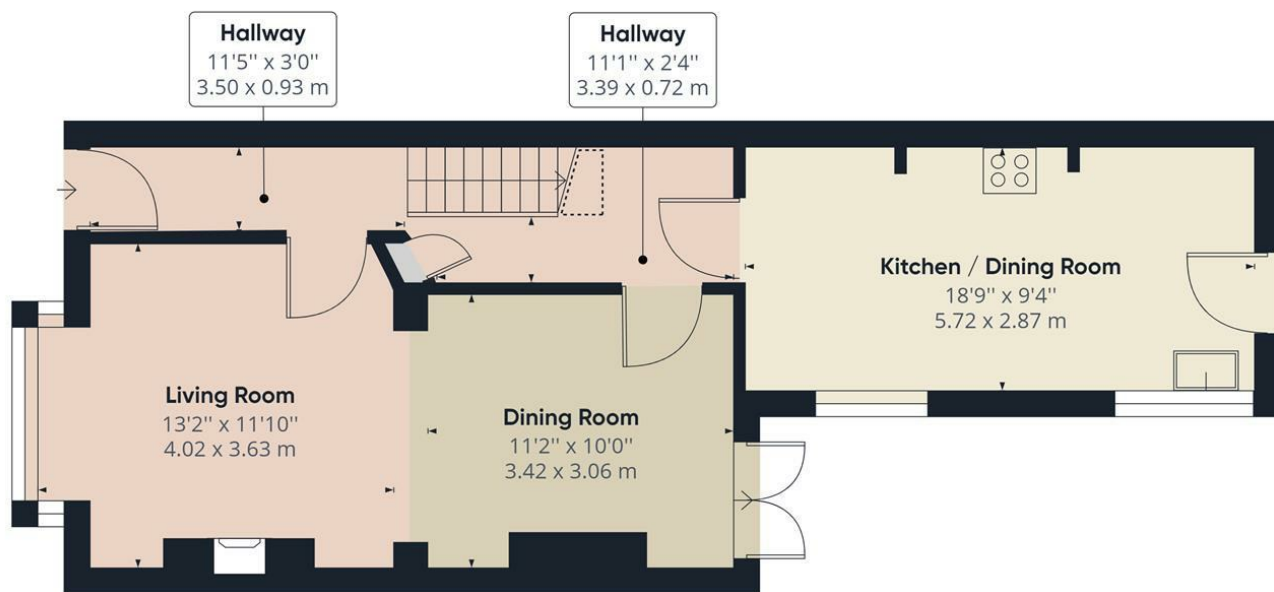


JohnHilton

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Est 1972



Approximate total area⁽¹⁾

543.33 ft²
50.48 m²

Reduced headroom

2.19 ft²
0.20 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

Ground Floor



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

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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

-

*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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(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: **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