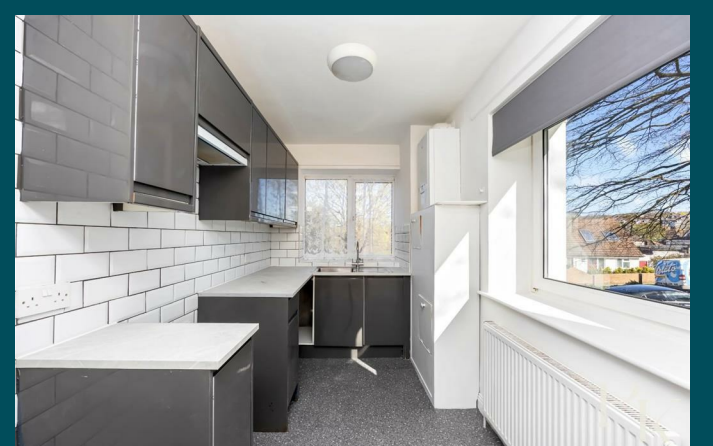
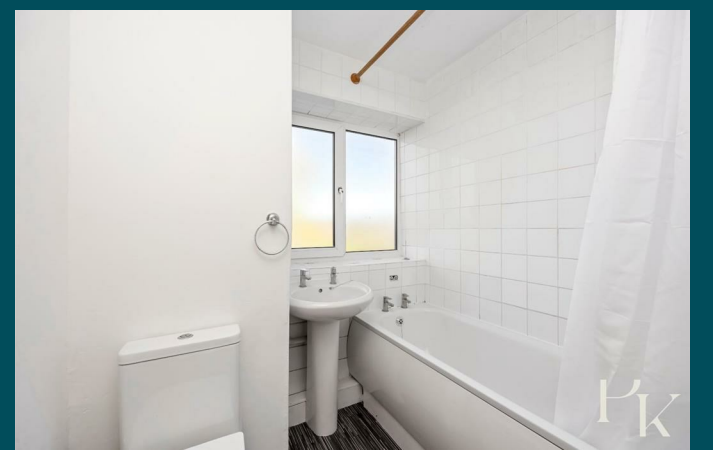




Flat 4 Shanklin Court 132 Hangleton Road
Hove, BN3 7SB



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Hove, BN3 7SB

Guide Price: £265,000 - £270,000

Guide price £265,000-£270,000

A well-presented two-bedroom ground floor flat, offering bright and spacious interiors along with the added benefit of a private garage.

Set within a well-maintained block, this modernised property provides comfortable and stylish living throughout. Upon entering, a welcoming hallway features useful built-in storage. The generous living and dining room creates a light and airy space, perfect for both relaxing and entertaining, with pleasant views over the surrounding communal gardens. This flows seamlessly into a modern, well-equipped fitted kitchen.

The flat offers two well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, while both rooms are finished with soft carpeting. A contemporary bathroom suite completes the accommodation.

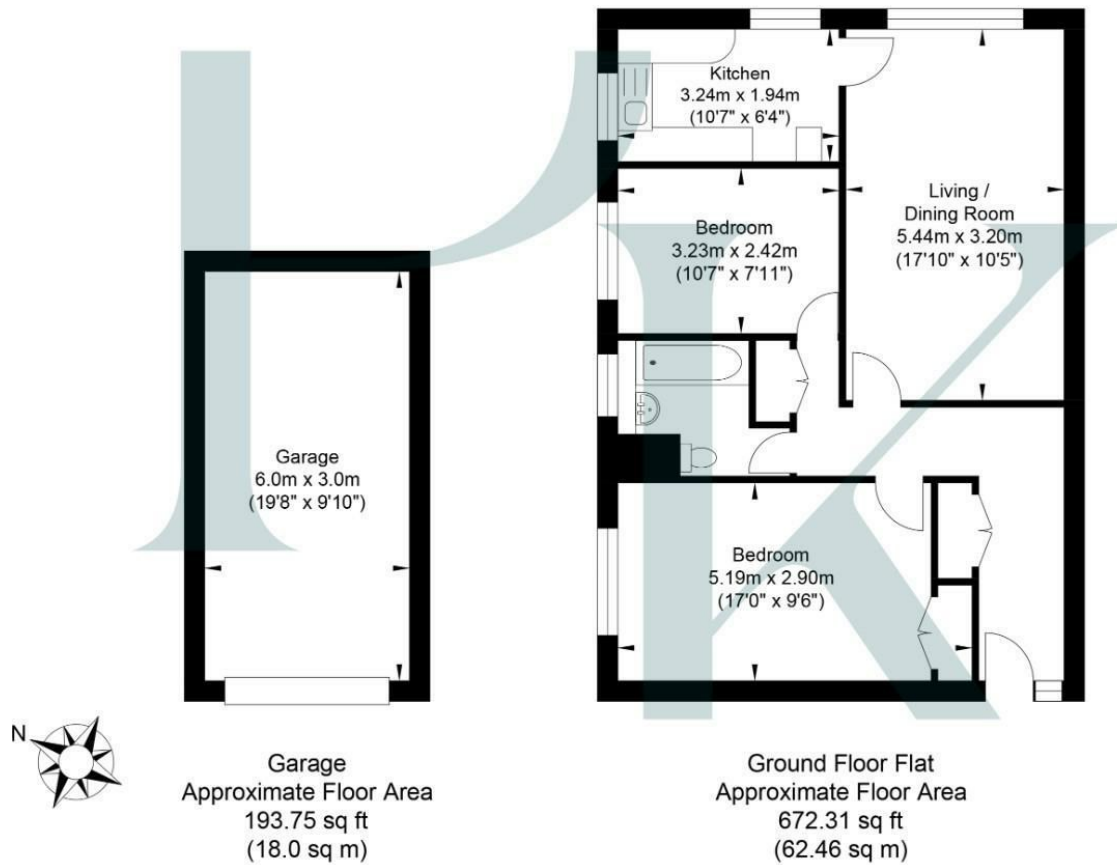
Further benefits include a private garage, ideal for secure parking or additional storage.

Ideally located, Shanklin Court is within easy reach of a wide range of local amenities and highly regarded schools. Everyday conveniences can be found nearby in Hangleton and along Boundary Road, while Portslade railway station is just a short walk away, providing excellent transport links. A selection of primary and secondary schools are also conveniently close by.

Lease: 135 Years Remaining
 Ground Rent: £108 Per Annum
 Service Charge: £2,500 Per Annum



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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Pearson
 Keehan