

JohnHilton

JohnHilton

Est 1972



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

PCM £2,100 PCM

view all our properties at:
www.johnhiltons.co.uk



Zoopla

onTheMarket.com

rightmove.co.uk
The UK's number one property website

PrimeLocation.com

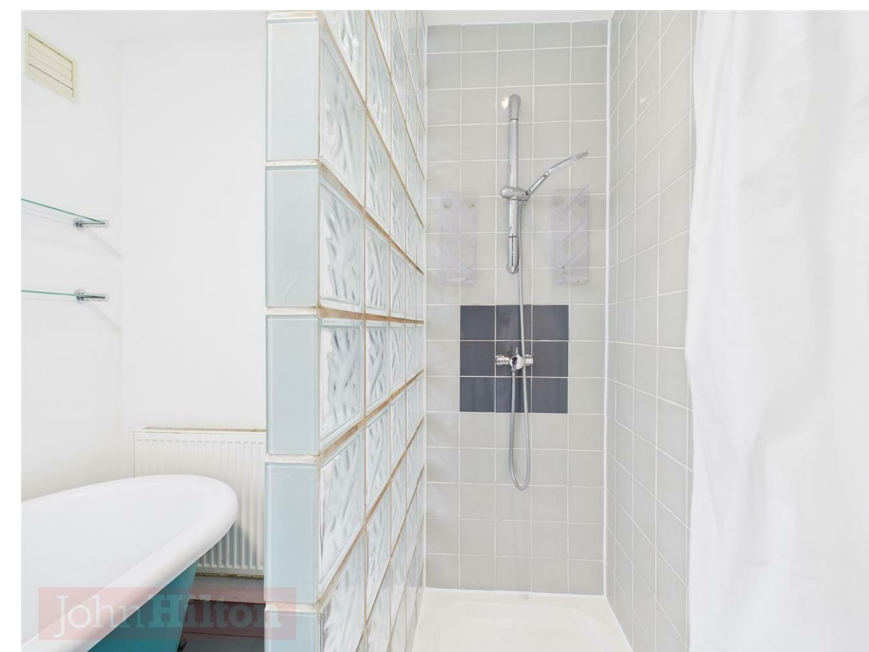


4 Shanklin Road, Brighton, BN2 3LQ

- *A stunning 3-bed family house in a 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 bedroom
- *Large bathroom with a stylish shower and a roll top bath
- *Outside utility leads to a lovely walled garden
- *Rent £2100 per month
- *Available 19th 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 week's 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**