

# John Hilton

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

PCM £2,100 PCM

view all our properties at:  
[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)





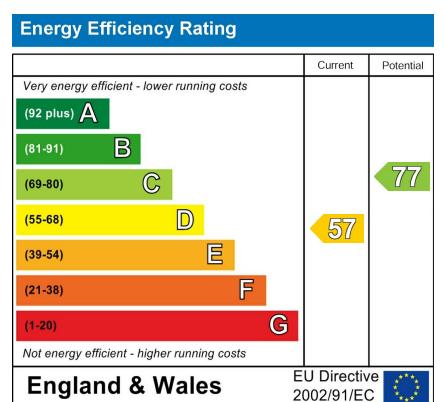
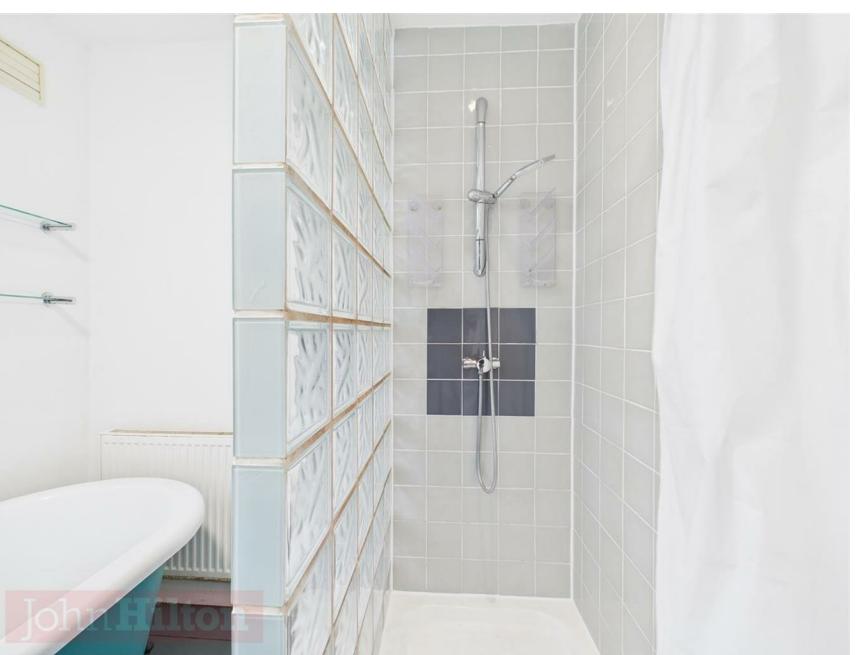
## 4 Shanklin Road, Brighton, BN2 3LQ

\*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



Council Tax Band: C