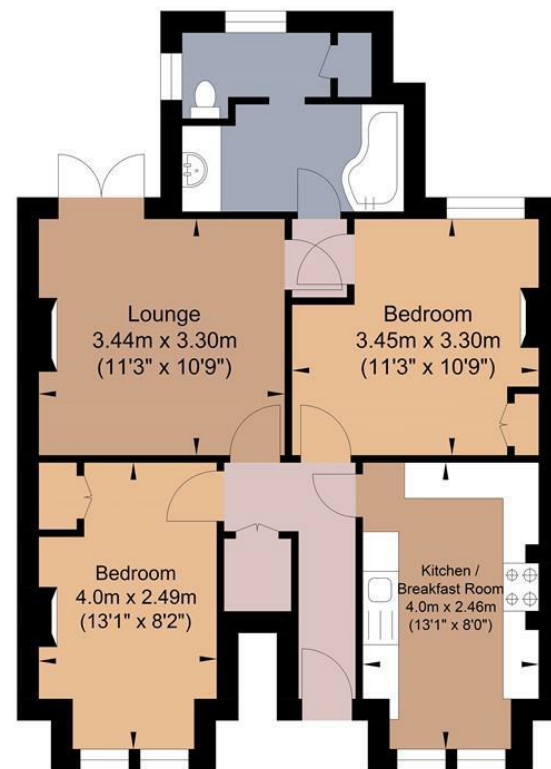


Shanklin Road



Approximate Floor Area
596.64 sq ft
(55.43 sq m)

Approximate Gross Internal Area = 55.43 sq m / 596.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 596.64 sq ft

93 Shanklin Road, Brighton, BN2 3LP

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

£325,000 Leasehold

93 Shanklin Road Brighton, BN2 3LP

A delightful two-bedroom ground floor flat with generously sized garden which has a pleasant leafy outlook to the rear, forming the ground floor of an attractive Edwardian double-fronted property and benefitting from its own street entrance. Well-presented accommodation consists of two double bedrooms, lounge with French doors opening onto rear garden, kitchen/breakfast room with built-in appliances, and modern bathroom suite. Finished in neutral tones with natural wood floors and feature period fireplaces, as well as a secret cellar below, useful for storage. The low-maintenance garden enjoys a peaceful outlook and includes a raised terrace with storage shed below. Situated in a no-through-road in a popular residential area, close to local amenities, within easy reach of the city centre, seafront and walking distance of Brighton Station. Ideal first time buy with no onward chain.

Approach

Slate infilled front garden with walled boundaries. Pathway leads to private street entrance.

Entrance Hall

Natural wood flooring, understairs storage cupboard. Trap door access to cellar, ideal for storage.

Lounge

3.44m x 3.30m (11'3" x 10'9")
Natural wood flooring, ornate period fireplace, picture rails, timber-framed French doors leading to garden.

Kitchen/Breakfast Room

4.0m x 2.46m (13'1" x 8'0")
Range of fitted units - eye level units with concealed downlighters, base units with beech worktops and tiled splashbacks. Breakfast bar, stainless steel sink with mixer tap and drainer, fitted double oven, gas hob, integrated dishwasher and fridge freezer. Tiled flooring, square bay window to front.

Bedroom

3.45m x 3.30m (11'3" x 10'9")
Window to rear, period fireplace, recessed fitted wardrobes and recessed fitted chest of drawers.

Bedroom

4.0m x 2.49m (13'1" x 8'2")
Square bay window to front, period fireplace, painted wood floor.

Bathroom

Bath with inset to wall mixer tap, thermostatic shower over with curved shower screen and feature tile splashbacks. Inset round bowl wash basin inset to counter top with cupboards below and tiled splashbacks. Low-level WC, built-in cupboard, tiled floor.

Garden

Generously sized with leafy outlook to rear. Raised decked sun terrace with storage shed below. Paved patio area leading to further decked section with artificial lawn to the rear. Raised planters with shrubs and small tree.

- NO ONWARD CHAIN
- Two Double Bedrooms
- Attractive Edwardian Property
- Generously Sized Rear Garden
- Own Street Entrance
- Storage Cellar
- Well-Presented Accommodation
- Feature Fireplaces
- Popular Residential Area
- No Through Road

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	73
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **B**