



4 Shanklin Road, Brighton, BN2 3LQ

Price guide £550,000 Freehold

A SPACIOUS 3-BEDROOM HOUSE WITH WELL-ARRANGED ACCOMMODATION OVER TWO FLOORS located in the popular Hartington Road residential area of the city, close to independent cafes and shops.

There is ROOM TO DINE in the kitchen, the THROUGH LOUNGE HAS FRENCH DOORS OPENING UP ONTO THE GARDEN and the MODERN BATHROOM, with a ROLL EDGE CLAW FOOT BATH and separate shower is on the first-floor. Available CHAIN FREE and exclusive to Maslen Estate Agents. Energy Rating: D57

Front Door To

Entrance Hall

Doors to the through lounge/dining room and the kitchen/breakfast room, stairs to the first floor, radiator, understairs storage, built in cupboard housing meters, wall mounted heating thermostat.

Through Lounge/Dining Room

Dual aspect room, windows to the front bay and french doors to the garden, wood floor, two radiators, log burner.

Kitchen/Breakfast Room

A spacious, attractive, kitchen comprising a range of wall, base, and drawer units with wood worksurfaces over, integrated fridge/freezer, cupboard housing wall mounted boiler, space for appliances, two windows to the side, door leading to lean-to utility/storage area, tile floor and splashbacks, room for breakfast table, inset stainless steel sink & drainer, two radiators.

First Floor Landing

Split-level landing, doors to the three bedrooms and the bathroom, hatch to the loft space.

Bedroom One

Good size, full-width double bedroom, double glazed window to the front bay, radiator, built-in storage.

Bedroom Two

Double bedroom, window to the rear, radiator, built-in storage.

Bedroom Three

Window to the side, radiator.

Bathroom

Impressive bathroom comprising rolled-edge clawfoot bath, shower cubicle with glass bricks, handwash basin, WC, double glazed window with frosted glass, radiator, painted floorboards.

Outside

Rear Garden

Split-level patio garden with raised borders, wall and fenced boundaries, outside tap.

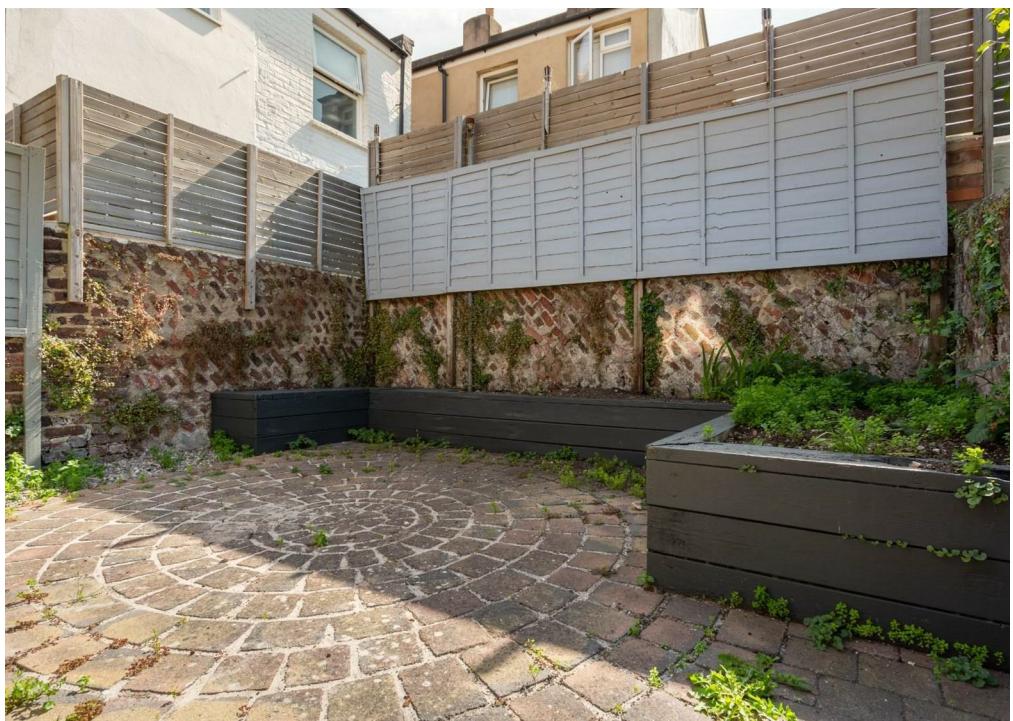
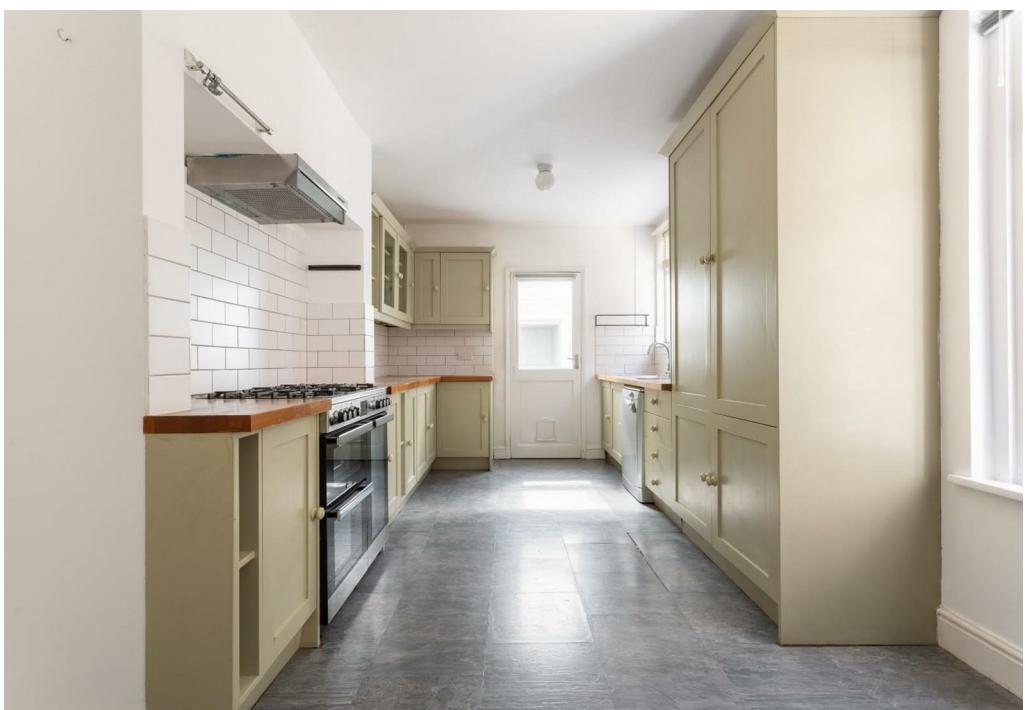
Total Approx. Floorspace

1087 SqFt. / 101 SqM.

Parking Zone S

Council Tax Band C

V1





TOTAL FLOOR AREA - 1087 sq ft. (101.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate and no guarantee can be given as to their operability or efficiency can be given.
Made with Interplex 2200

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		77
(69-80) C	57	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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