

# Shanklin Road

## Brighton



# Shanklin Road Brighton

£275,000



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

SOLD BY LEXTONS AUCTIONS

Auction Guide Price £275,000

THIS PROPERTY HAS NOW BEEN SOLD PRIOR TO AUCTION

A bright and spacious first-floor two-bedroom freehold flat with garden, having recently been refurbished to the highest of standards to be sold with vacant possession.

As you enter from the private street entrance, there is a beautifully presented reception room, with an open plan kitchen, benefiting from a large island perfect for entertaining. Both bedrooms are of a good size, making this ideal for a family or sharers, whilst there is access to a private balcony overlooking the front of the building and a good size private rear garden. A modern family bathroom with a shower over the bath compliments the accommodation.

Located in this popular location just of Lewes Road close to many local amenities whilst access directly into the city centre of Brighton via good local bus services is immediately adjacent.





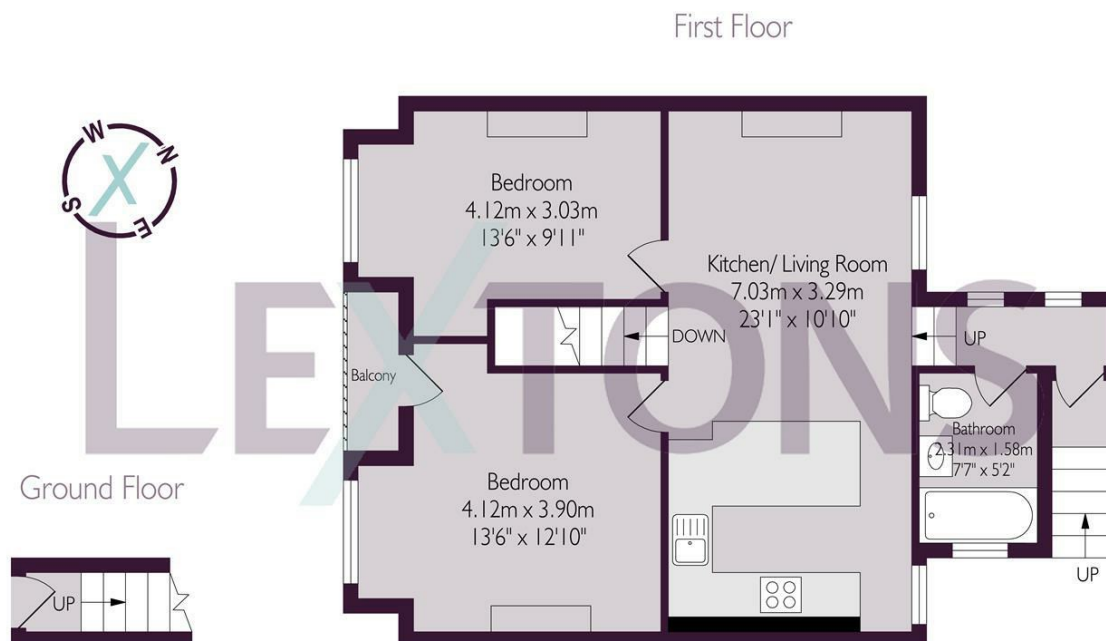








SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Approximate gross internal floor area 58.2 sq m/ 626.5 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

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