



10 Shanklin Court, 132 Hangleton Road, Hove BN3 7SB

Asking Price Of £240,000

- TWO BEDROOM FLAT
- NEW 900 YEAR LEASE UPON COMPLETION
- GARAGE
- WELL PROPORTIONED ROOMS
- FEATURE FIREPLACE
- SEPARATE KITCHEN
- WESTERLY ASPECT LIVING ROOM
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this **OUTGOINGS** Service charge - last payment was two bedroom purpose built flat situated in the desirable £932.09 for half a year. Hangleton Road. The flat boasts well proportioned room Lease - New 900 year lease upon completion. sizes with great views, as well as a westerly aspect living Ground rent - Peppercorn. room. The flat also benefits from communal gardens and a garage.

Bus routes operate locally, making transport into the City centre easy. West Hove Sainsbury's is accessible within a few minutes walk and also benefits from a petrol station. There is also a range of shopping facilities and eateries at the Grenadier shops, as well as a local convenience store also within a few minutes walk. The property is also local to Hove Park Lower.

The property is brought to market with no onward chain.

ENTRANCE HALL Telecom, cupboard housing electrics, extra storage cupboard, radiator, separate cupboards housing gas meter.

LIVING ROOM Feature fireplace, westerly aspect, UPVC double glazed windows, radiator, door to:-

KITCHEN Incorporating stainless steel single bowl sink unit, vinyl work surfaces with drawers and cupboards under with matching eye-level cupboards. 4 ring gas hob with electric oven below and extractor above, space for washing machine, fridge and freezer. 'Worcester' combination gas-fired boiler, dual south east/west aspect. UPVC double glazed windows.

BEDROOM 1 South east UPVC double glazed window, radiator.

BEDROOM 2 South east UPVC double glazed window, radiator.

BATHROOM White bathroom suite comprising panelled bath with shower over being mainly tiled, pedestal wash-hand basin, UPVC double glazed frosted windows, radiator, low level w.c.

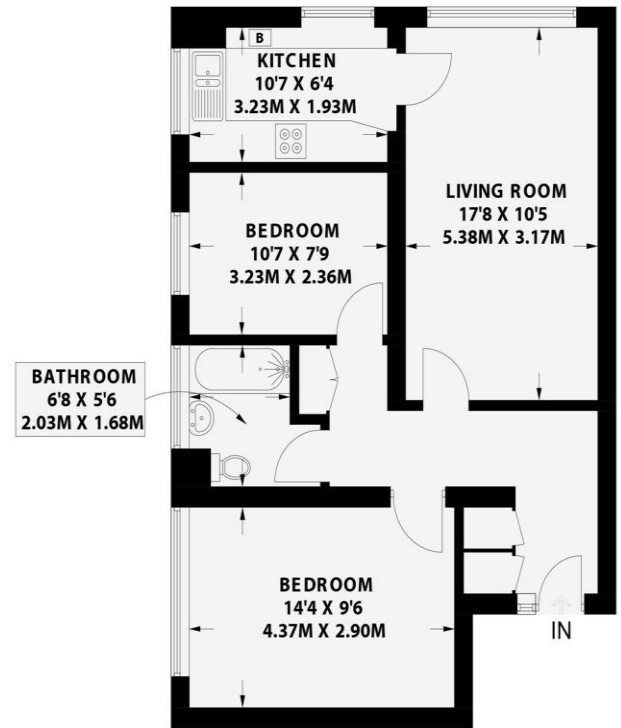
OUTSIDE Communal gardens
Garage

SHANKLIN COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
672 sq ft / 62.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
679 sq ft / 63.1 sq m



Second Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

© Whitlock & Heaps 2023

CH Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 S Storage Cupboard
 W Fitted Wardrobes
 Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.