



## 3 Shanklin Court

Hove BN3 7SB

Asking Price Of £230,000

- TWO BEDROOMS
- SHOWER ROOM
- DOUBLE ASPECT KITCHEN
- LIVING/DINING ROOM
- GARAGE
- UPVC DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN
- GARAGE

Whitlock and Heaps are pleased to bring to market this ground floor apartment being presented immaculate condition throughout with a double aspect kitchen and living room with a pleasant outlook. The two double bedroom accommodation also features a shower room and garage in a separate block. Being sold with no onward chain. Situated in this convenient location within walking distance of local amenities and Portslade mainline station. The A23/27 is also easily accessible.

**ENTRANCE HALL** Two coat/store cupboards, radiator, double airing cupboard with linen shelving.

**KITCHEN** Double aspect and incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with extractor over, oven, fridge/freezer and washing machine, two UPVC double glazed windows, 'Ideal' gas-fired boiler, radiator, tiled splashback.

**LIVING/DINING ROOM** Large UPVC double glazed window, radiator.

**BEDROOM 1** UPVC double glazed window, radiator, fitted double wardrobe.

**BEDROOM 2** Fitted wardrobes, UPVC double glazed window, radiator.

**SHOWER ROOM** Comprising walk-in shower with tiled surround, wash-hand basin with unit under, low level w.c., UPVC double glazed window, radiator.

**OUTSIDE** Garage No. 33 (Lease expires 2072).

## OUTGOINGS

**MAINTENANCE** £1,795.44 per annum

**GROUND RENT** £67.50 per annum

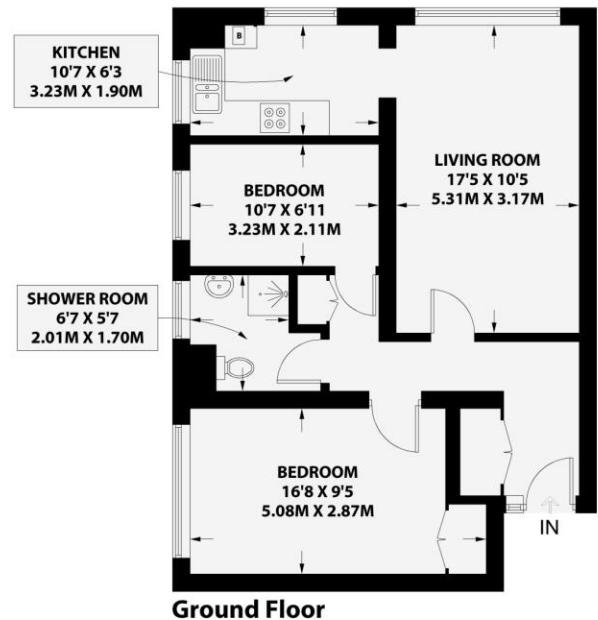
**LEASE** 106 years remaining

## SHANKLIN COURT

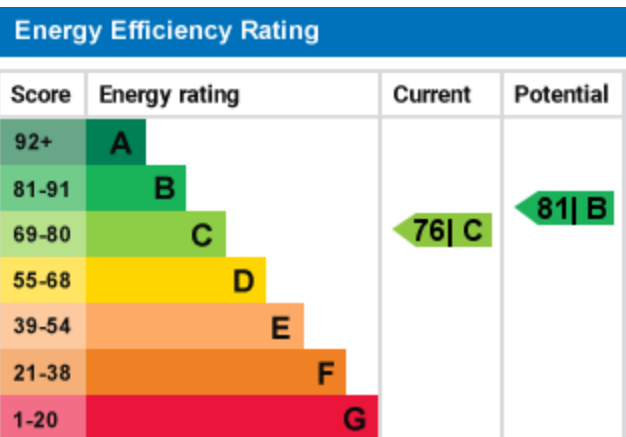
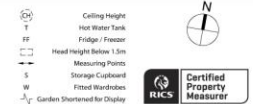
HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
660 sq ft / 61.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
664 sq ft / 61.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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### 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



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