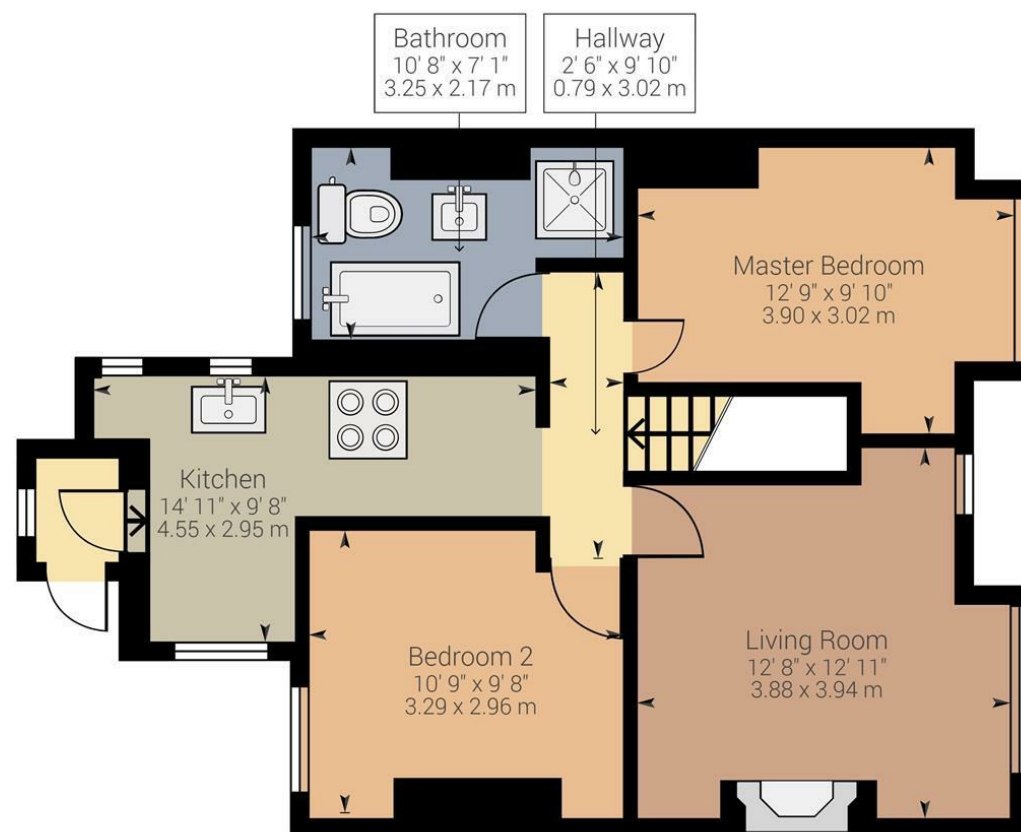


# JohnHilton

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Est 1972



Approximate net internal area: 538.69 ft<sup>2</sup> / 50.05 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Total Area Approx 592.02 sq ft

30 Shanklin Road, Brighton, BN2 3LQ

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**Guide Price £325,000-£350,000**  
**Leasehold**

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# 30 Shanklin Road, Brighton, BN2 3LQ

**\*\* Guide Price £325,000 - £350,000 \*\* VIRTUAL 360 TOUR AVAILABLE ON REQUEST\*\*** A beautifully presented 2 bedroom first floor flat with ownership of the additional loft space (possible to convert STNC), situated on a no through road in a popular residential area. Accommodation is made up of separate living room and modern kitchen/diner, 2 well sized double bedrooms and large bathroom with freestanding bath and separate shower cubicle. The flat also benefits from its own private garden and distant sea views at the rear. Located close to local amenities with frequent transport links to the city centre.

## Entrance Hall

Stairs to first floor.

## Landing

Access to loft space.

## Living Room

3.88 x 3.94 (12'8" x 12'11" )

Large bay French doors to Juliet balcony to front. Open fire place with metal surround. Varnished wooden floorboards.

## Kitchen/Diner

4.55 x 2.95 (14'11" x 9'8")

Modern fitted kitchen with range of units at eye and base level. Units with solid wood worktops and tiled splashback, stainless steel sink with mixer tap, built in 'Neff' oven and gas hob with extractor fan hood over. Integrated washing machine, dishwasher and fridge freezer. Built in cupboard housing 'Vaillant' combi boiler. Windows on both sides and door to rear garden. Space for dining table.

## Bedroom 1

3.90 x 3.02 (12'9" x 9'10")

Square bay window to front. Varnished wooden floorboards.

## Bedroom 2

3.29 x 2.96 (10'9" x 9'8")

Window to rear. Varnished wooden floorboards.

## Bathroom

Tiled flooring with underfloor heating, white suite comprising of freestanding bath with centre mixer tap, low flush WC , wash hand basin with mixer tap and under sink cupboard. Large walk in shower cubicle with mixer tap and raised shower head and hand shower. Heated towel rail, window to rear.

## Garden

Stairs leading down to paved section with decked area and flower bed well stocked with mature shrubs.



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	51	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

- Immaculately Presented Edwardian Flat
- 2 Double Bedrooms
- Private Rear Garden
- Separate Living Room
- Juliet Balcony
- Generously Proportioned Rooms
- Modern Kitchen/Diner with integrated appliances
- Eye Catching Bathroom with Seperate Shower Cubicle
- Popular Residential Area
- Ideal for First Time Buyers