



Shanklin Road, Brighton



Asking Price
£250,000
Leasehold

- ONE BEDROOM
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL ELM GROVE LOCATION
- GROUND FLOOR FLAT
- IDEAL FIRST TIME BUY OR INVESTMENT

Robert Luff & Co are delighted to bring to market this well presented ground floor, one bedroom flat ideally situated in this highly convenient location close to local shops, Brighton university, the seafront, the city centre, local bus routes, the mainline station and with easy access to the A27 nearby. Accommodation offers; Living room, kitchen/diner, bedroom and shower room.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Living Room 13'1" x 11'11" (4.01 x 3.65)

Carpet flooring, wall mounted radiator, double glazed windows to front, coricing

Kitchen / Diner 14'4" x 8'2" (4.38 x 2.50)

Vinyl flooring, mix of wall and base units, sink + drainer, integrated fridge freezer, oven with extractor, double glazed window,

Bedroom 11'5" x 9'10" (3.49 x 3.00)

Carpet flooring, wall mounted radiator, double glazed window

Shower Room

Vinyl flooring, walk in shower, WC, vanity sink unit, heated towel rail, double glazed window, extractor fan, access to utility cupboard housing washing machine

Agents Notes

Tenure: Leasehold: 98 Years Remaining

Maintenance Fee: £1,200 Per Year

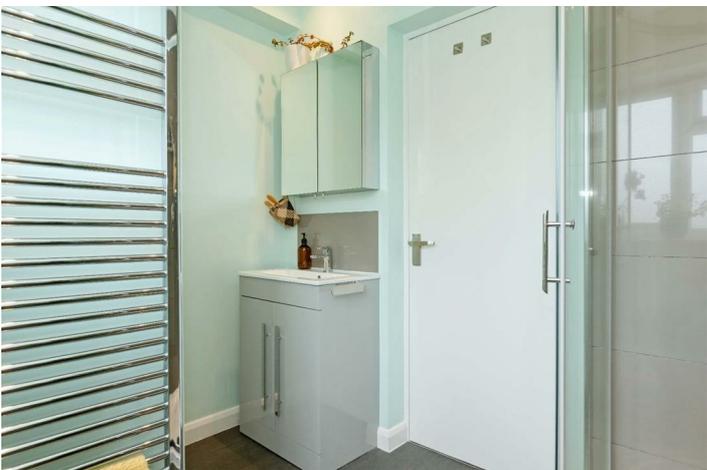
EPC Rating: C

Council Tax Band: A

28 Blatchington Road, Hove, East Sussex, BN3 3YD

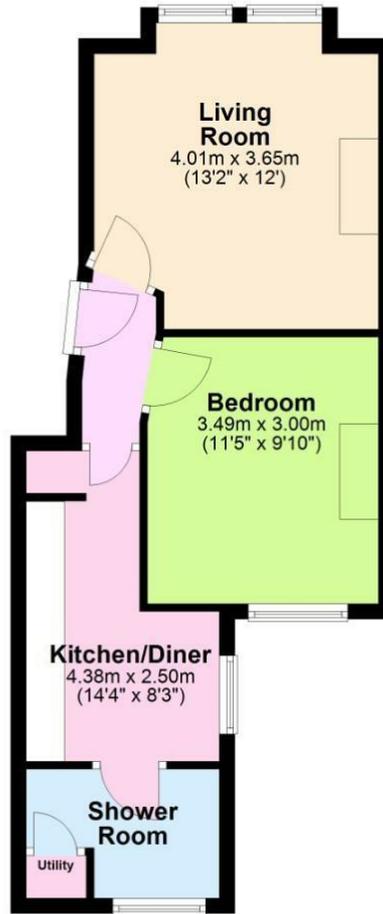
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Floor Plan

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 39.1 sq. metres (420.5 sq. feet)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
	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		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.