

Shanklin Road

, Brighton, BN2 3LP

Asking price £299,950

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Shanklin Road





Description

Avard Estate Agents are delighted to offer for sale this charming and well-presented two double bedroom first-floor flat, situated in the peaceful and popular residential location of Shanklin Road, Brighton. Forming part of an attractive double-fronted period property, the flat benefits from its own private street entrance, a generous rear garden and a share of the freehold.

The accommodation is well proportioned throughout and comprises a private entrance leading to the first floor, a comfortable living room, two double bedrooms, a spacious kitchen/breakfast room providing ample space for dining, and a fitted bathroom.

A particular feature of the property is the generously sized private rear garden, offering a pleasant leafy outlook and an excellent outside space for relaxing, entertaining and al fresco dining—an especially valuable feature for a first-floor flat.

Shanklin Road is a quiet no-through road within the popular Elm Grove area, providing a peaceful residential setting while remaining conveniently positioned for everyday amenities. A good selection of local shops and services can be found nearby, together with a large Sainsbury's supermarket.

Brighton city centre, the seafront and Brighton Mainline Railway Station are all within easy reach, with regular local bus services providing convenient connections across the city. The property is also well positioned for access to the green open spaces of the surrounding area.

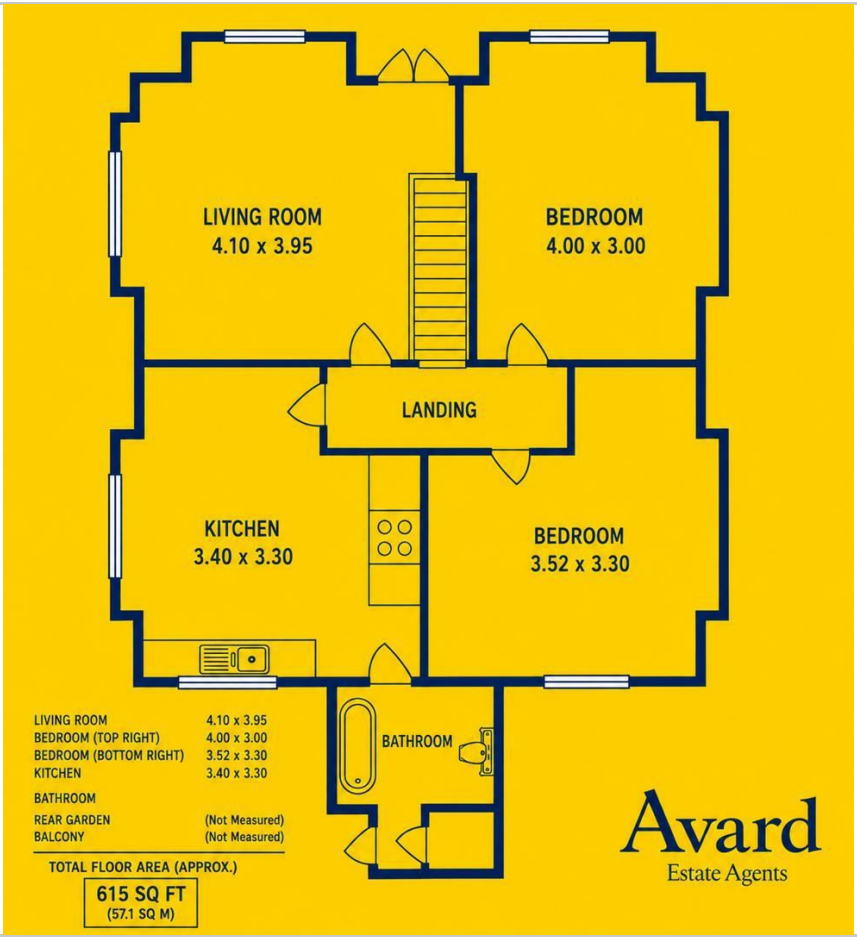
With its private entrance, two double bedrooms, share of freehold and substantial private garden, this appealing property would make an excellent first-time purchase, home or investment and early viewing is highly recommended.







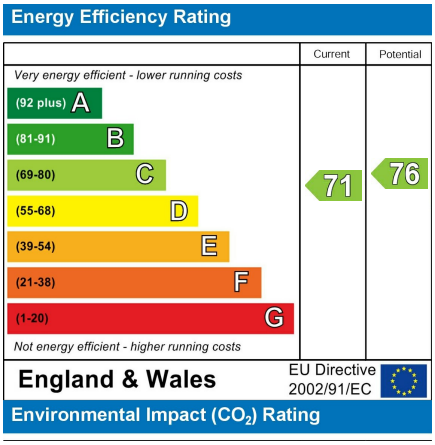
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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