DEAN & CO
ESTATE AGENTS & VALUERS EST. 1973

Sales & Lettings
01273 721061
www.dean-property.co.uk

4 Shanklin Court Hangleton Road

Hove, BN3 7SB

Offers In The Region Of £240,000

2 | 1 | 1 | C

A WELL PRESENTED GROUND FLOOR FLAT IN CONVENIENT LOCATION WITH A GARAGE BEING SOLD WITH NO ONWARD CHAIN

Situated on the corner of Hangleton Gardens and Hangleton Way with local shopping facilities available at the nearby Grenadier shopping parade as well as Boundary Road. Buses pass in Hangleton Way providing access to most parts of town. The mainline railway station is half a mile down the road with commuter links to London. The property is also well situated for local doctors, dentist, schools and general amenities.

COMMUNAL ENTRANCE
Entry phone system, doors into ground floor.

FRONT DOOR
Part glazed into

ENTRANCE HALL
'L' shaped hallway, entry phone system, 2 x large cupboards with hanging and shelving space, also housing electric board, 2 x smaller storage cupboards above, ceiling light point, radiator , former airing cupboard providing storage.

LOUNGE / DINER 10'6 x 18'0 (3.20m x 5.49m)
Laid with wood effect laminate flooring, pendant light fitting, uPVC double glazed tilt and turn window to the side of the property, radiator with thermostatic valve beneath.

KITCHEN
Laid with Lino, square edge work tops with eye level and low level cupboards and drawers, space for tall appliance, space and plumbing for washing machine, space for electric cooker, extractor over, stainless steel sink and drainer, metro style tile splash back, wall mounted Ideal combi boiler, uPVC windows to the side and rear, light fitting, smoke detector.

BEDROOM ONE
Centralised ceiling light point, tilt and turn double glazed window with views across The Downs, radiator with thermostatic valve, cupboards with hanging and shelving.

BATHROOM
Laid with lino, low level WC, white panelled bath with chrome fittings, mains operated shower, pedestal sink with chrome fittings, radiator with thermostatic valve, light fitting, uPVC tilt and turn window with obscured glass.

BEDROOM TWO
uPVC tilt and turn window to the rear of the property, radiator beneath with thermostatic valve, pendant light fitting.

OUTSIDE
Communal grounds.

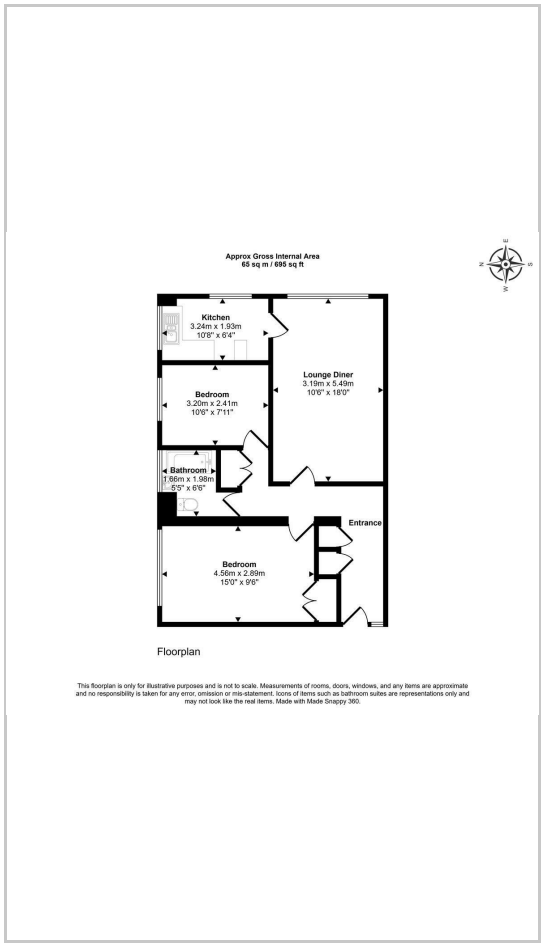
GARAGE 17'65 x 7'50 (5.18m x 2.13m)
Located under Ryde Court, number 16, to the right of the rear entrance for the block, up and over door (opening 5'96 x 6.80)

COUNCIL TAX
Band B

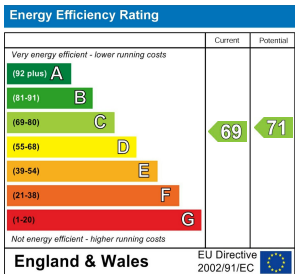
OUTGOINGS
Lease - 135 years remaining
Service Charge- £2500
Ground Rent- £108 pa

Area Map

Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 The Parade Hangleton Road, Hove, East Sussex, BN3 7LU
Tel: 01273 721061 Email: sales@dean-property.co.uk www.dean-property.co.uk