



**31 SHIPLEY ROAD**  
**BRIGHTON, BN2 6TA**

**£210,000**  
**SHARE OF FREEHOLD**

Guide Price £210,000 - £220,000. Superb ground floor apartment with allocated parking space and communal garden. This lovely apartment benefits from bright and spacious accommodation comprising; double bedroom, modern bathroom, double aspect lounge diner and separate kitchen. There is the additional benefit of having a share of freehold.

This popular location offers easy access to local amenities along with easy access to surrounding areas with the A23/ A27 within easy reach. There is a bus passing nearby providing regular access into the City and beyond.

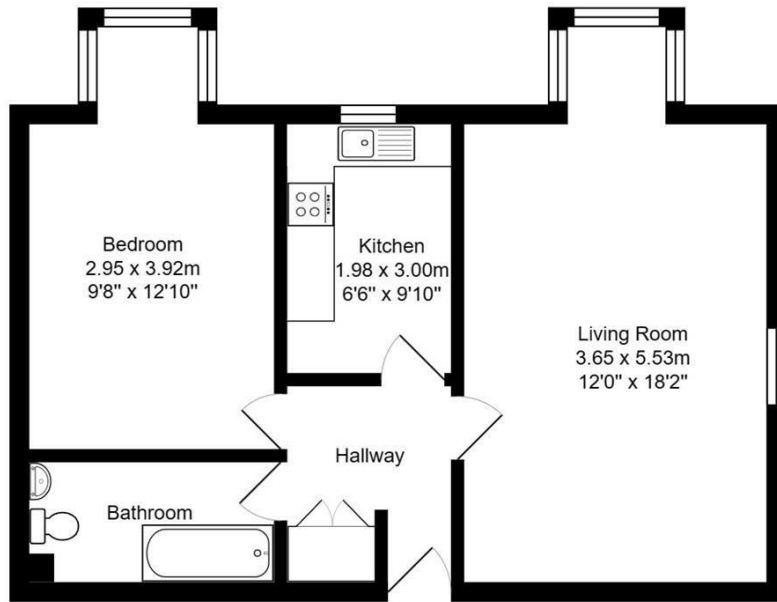
**Nicholas  
James**  
SALES LETTINGS AUCTIONS







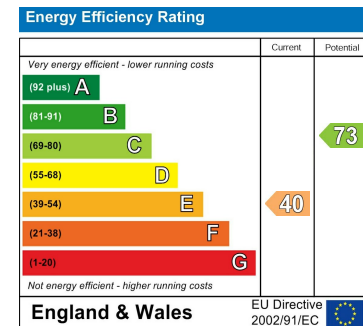




Crescent Lodge

Total Area: 51.5 m<sup>2</sup> ... 554 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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