

John Hilton

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Est 1972



ROOMS TO RENT, 12 Charles Street, Brighton, BN2 1TG

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or lettings@johnhiltons.co.uk

£180 Per Week

view all our properties at:
www.johnhiltons.co.uk





ROOMS TO RENT, 12 Charles Street, Brighton, BN2 1TG

- ROOMS AVAILABLE in 8 bedroom house, 6 doubles left!
- Property in central Kemp Town, just off the seafront
- Available 21 August 2024
- £180 per person per week
- Furnished
- The house comes with three bathrooms, a large communal kitchen, and a separate living room
- Locks on each bedroom
- Courtyard
- New kitchen being installed over the summer
- 12-month tenancy

*Please note that by accepting a tenancy at this property you will be becoming part of a joint tenancy for the entire building, being jointly responsible for communal areas and severally liable for your own locked bedroom and share of your rent
* A must see, please call for more information

Available rooms, all doubles:

- Room 1
- Room 2
- Room 3
- Room 4
- Room 6
- Room 8

- A holding deposit of £180, equivalent to 1 week's rent will be required to secure the Property. Once referencing is complete the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts
- Please note that rent is shown as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		

- ROOMS AVAILABLE in an 8 bedroom student property (6 doubles left)
- Available 22nd August 2024
- £180 per person week
- New bathrooms
- All large double bedrooms with locks on bedroom doors
- Excellent location just off St James's Street in Kemp Town
- All tenants will be on one tenancy but tenants are liable for their bedrooms and own rent. Tenants are jointly liable for communal areas
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £20 pp pw (Gas, water, electric, internet and TV license)
- All tenants would need to sign up for the bills package for this to be a viable option