

John Hilton

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Est 1972



Total Area Approx sq ft

LGFF, 21 Broad Street, Brighton, BN2 1TJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £1,595 PCM

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LGFF, 21 Broad Street, Brighton, BN2

1TJ

- * 2 bedroom lower ground floor flat
- * Has recently been newly carpeted throughout
- * Double bedrooms both ensuite
- * Separate kitchen
- * Excellent location just off St James's Street in Kemp Town
- * Just off the seafront!
- * Patio
- * Available 28 August 2024
- * 12 Month Tenancy
- * Furnished student property
- * unlimited package on bills which would cost £80.77 per person per month. This is for unlimited usage of Gas, Electricity and Water.

* A holding deposit will be required to secure the property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move in
 * 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 as the rent is due monthly



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **A**