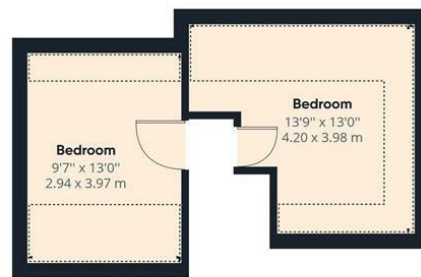


Ground Floor



Floor 1

Approximate total area⁽¹⁾

805.78 ft²
74.86 m²

Reduced headroom

127.81 ft²
11.87 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx 936.46 sq ft

27a Middle Street, Brighton, BN1 1AL

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG

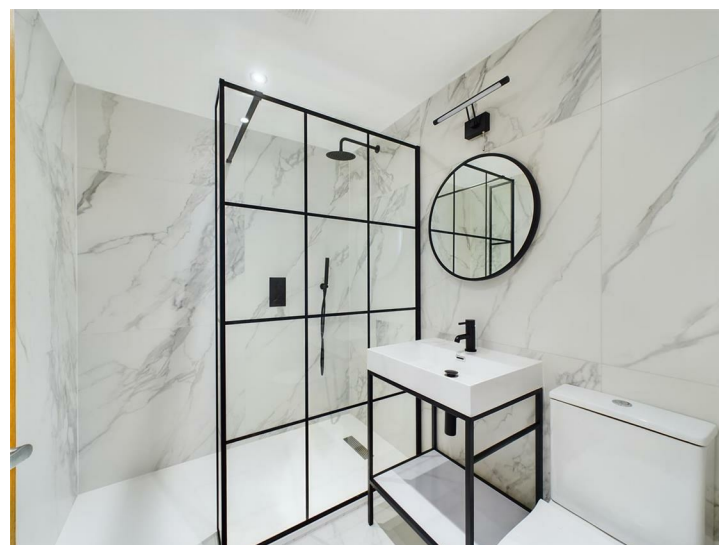
01273 608151 or lettings@johnhiltons.co.uk

£2,730 PCM

27a Middle Street, Brighton, BN1 1AL

- STUNNING 3 BED PROPERTY OVER 2 FLOORS
- 3 double bedroom STUDENT PROPERTY £210 per person per week.
- Available 6th September 2024
- Decorated and furnished to a very high standard.
- Furnished though out with fully equipped kitchen.
- Separate living room and kitchen with dining table.
- Modern bathroom.
- Popular location seconds from the sea front in a central location.
- Council tax band A
- 12-month tenancy

- A holding deposit of £630 will be required to secure the Property which is equivalent to 1 weeks. Once referencing is complete the Holding Deposit will go towards 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



- Stunning 3 double bedroom maisonette
- £210.00 per person per week
- Central Brighton location
- Separate living room and kitchen
- Will need a group of 3 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £30 pp pw (Gas, water, electric, internet and TV license)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	68
(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**