



Approximate total area<sup>(1)</sup>  
823.04 ft<sup>2</sup>  
76.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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 sq ft

10 Stanmer Park Road, Brighton, BN1 7JJ

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 £1,850 PCM**

## 10 Stanmer Park Road, Brighton, BN1 7JJ

- 3 bedroom terraced property (families only as no HMO)
- Available 02 April 2024
- Modern neutral décor
- Can come furnished or unfurnished with white goods (furnished is preferable)
- Separate living room
- Large kitchen dining room with utility area just off, giving access to the garden
- Council tax band C
- 12-month tenancy

- A holding deposit of £426.92 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
- 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



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	69
(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: **C**