



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

972.36 ft²
90.34 m²

Reduced headroom

8.58 ft²
0.80 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.

QIRAFFE 360



Total Area Approx 1023.64 sq ft

2 Toronto Terrace, Brighton, BN2 9UW

To view, contact John Hilton:
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01273 608151 or sales@johnhiltons.co.uk

PCM £2,375 PCM

2 Toronto Terrace, Brighton, BN2 9UW

A fabulously unique residence with wide frontage that oozes style and character. An abundance of large windows pour in natural light to the open living spaces. The generously proportioned accommodation (95 square meters) consists of 2 large bedrooms, 1 with en-suite facilities, an amazing open living area and free flowing interconnecting kitchen to dining area makes this a very sociable set up.

The west facing patio garden is well secluded and is an inviting space for alfresco entertaining. Situated in the sought-after Hanover area which is convenient for Brighton station, within easy reach of the famous North Lanes, Brighton seafront and close to Queens Park

- Fully Furnished
- Open Plan Kitchen Diner
- 2 Bathrooms
- Patio Garden
- Council tax band C
- EPC Rating C
- 12-month tenancy
- Available 12th July 2024

• A holding deposit of £548.07 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



- Fully Furnished
- Open, Flowing Layout
- Abundance Of Natural Light
- Generously Sized (Approx. 95m2)
- Immaculately Presented
- 2 Bedrooms (1 With En-suite)
- Sought After Hanover Area
- Close To Queens Park, Easy Reach Of Brighton Station

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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**