



Total Area Approx 495.14 sq ft

FFF, 34 Upper Lewes Road, Brighton, BN2 3FH

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 £1,350 PCM**

## FFF, 34 Upper Lewes Road, Brighton, BN2 3FH

- 2 bedroom property, second bedroom is small and more ideal as an office or nursery
- Available now
- Modern neutral décor
- Unfurnished with white goods
- Open plan living room kitchen
- Bathroom
- Sorry, no pets
- Garden
- Central location, just off the Lewes Road
- Council tax band A
- 12-month tenancy

- A holding deposit of £311.53 will be required to secure the Property which is equivalent to 1 week's rent. 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(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**