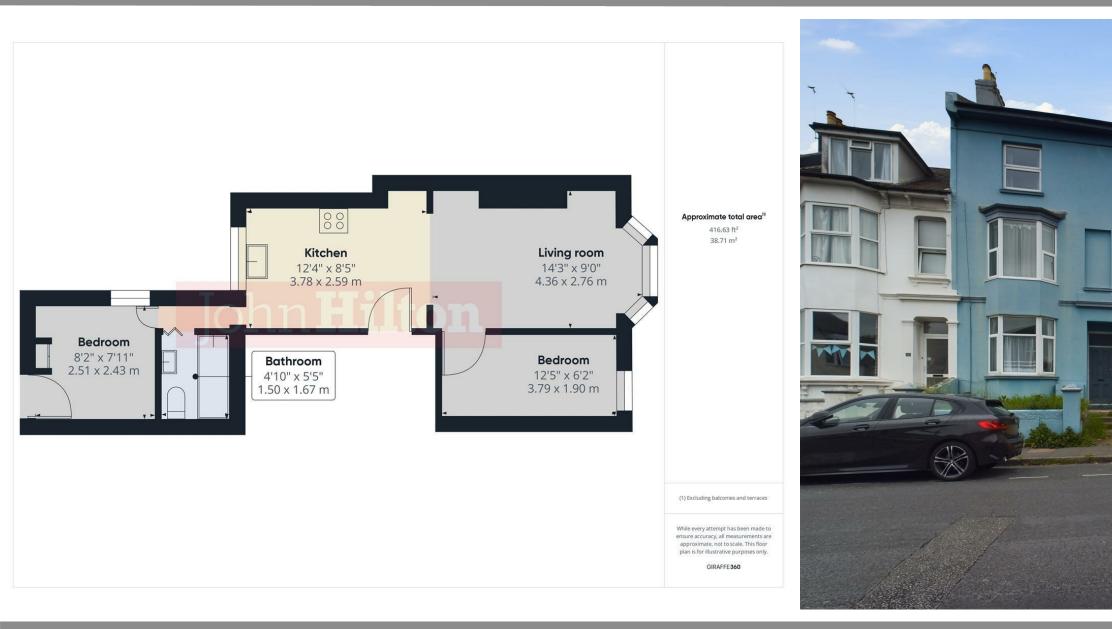
# John Hilton



### Total Area Approx 495.14 sq ft

John Hilton

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







### Est 1972



The UK's number one property website







# FFF, 34 Upper Lewes Road,

- **Brighton, BN2 3FH** 2 bighton 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 Brathroom

- 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





		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-50) C (55-68) D (39-54) E (21-38) F (1-20) Not energy efficient - higher running costs	G	66	75
England & Wales		U Directiv 002/91/E0	

### Council Tax Band: A

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract







# John Hilton