

# John Hilton

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Est 1972



ROOMS FOR LET 21 Broad Street, Brighton, BN2 1TJ

To view, contact John Hilton:  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [lettings@johnhiltons.co.uk](mailto:lettings@johnhiltons.co.uk)

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## ROOMS FOR LET 21 Broad Street,

### Brighton, BN2 1TJ

2 double bedroom units for rent in 8-bedroom HMO Student Property. Perfect for 2 friends! Each floor is self-contained comprising of 2 double bedrooms with en-suite shower rooms including a basin and toilet with a separate kitchen.

- Rent: £180 per person per week / £780 per month. Including bills: £860.77 per month (mandatory).
- Available 28 August 2024
- 12-month tenancy
- Council tax band E
- Excellent location just off St James's Street in Kemp Town, near the seafront.
- 4 Remaining flats, ground, first, second, and third floors
- Mandatory bill package is £80.77 per person per month which includes unlimited gas, electric and water

By accepting a tenancy at this property, you become part of a joint tenancy for the entire building but are only severally responsible for your own floor and rent.

Holding Deposit: £180.00 per person required to secure the property, equivalent to 1 week's rent. This will be applied towards the first month's rent upon referencing and contracts.

Rent is shown per person per week, based on 52 weeks per year, but is payable monthly. The details above are for informational purposes only and do not constitute an offer or form part of a contract. Tenancy is subject to referencing and contracts



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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- Please call the office to book viewings 01273 608151 (option 2 for lettings)