

# John Hilton

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Est 1972



F3 16 New England Road, Brighton, BN1 3TU

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

## £1,755 PCM

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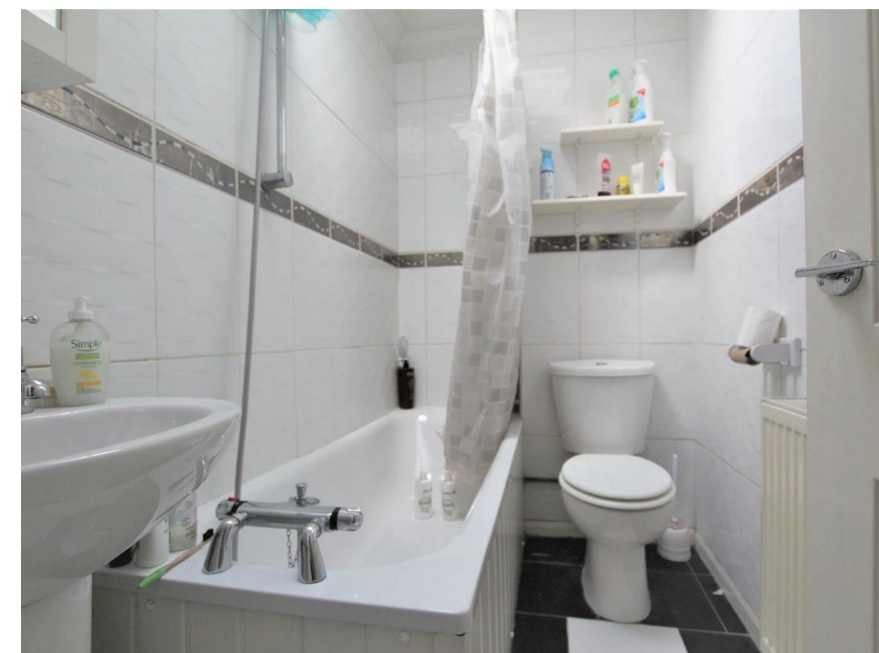
## F3 16 New England Road, Brighton, BN1 3TU

- 3 bedroom compact student flat
- \*2 double bedrooms and 1 single
- \*£134.63 pp pw
- \*Modern neutral decor
- \*Separate living room and kitchen
- \*Great location close to town & Brighton Station
- \*Furnished
- \*Available 23 September 2024
- \*11 Month Tenancy
- \*Council tax band A

\* A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent. £403.89 Once referencing is complete the Holding Deposit will go towards the first month's rent on move in

\* 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

\* Please note that rent is shown as per person per week based on 52 weeks of the year as the rent is due monthly



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>	59	70
(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>	54	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

- 3 bedroom compact student flat
- 2 double bedrooms and 1 single
- £134.63 pp pw
- Separate living room and kitchen
- Great location close to town & Brighton Station
- Available 23 September 2024
- Furnished
- 12 Month Tenancy
- We will need a group of 3 students
- Please call the office to book viewings 01273 608151 (option 2 for lettings)