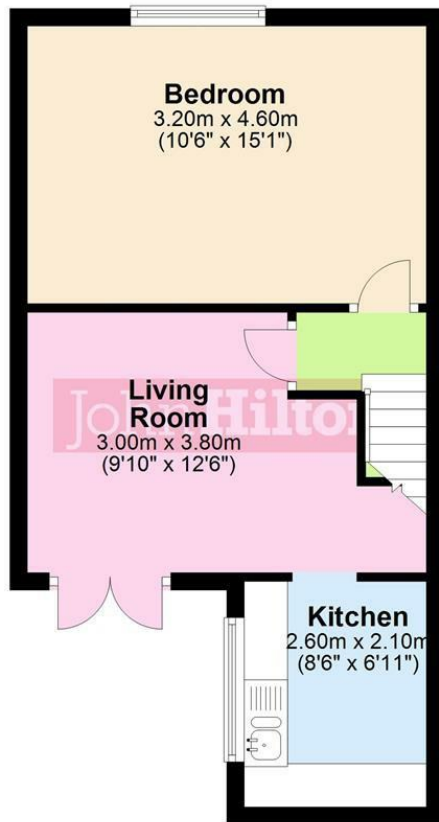


Lower Ground Floor
Approx. 34.6 sq. metres (373.0 sq. feet)



Ground Floor
Approx. 35.1 sq. metres (377.3 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.7 sq. feet)



Total area: approx. 98.9 sq. metres (1065.0 sq. feet)

Total Area Approx sq ft



12 Coleman Street, Brighton, BN2 9SQ

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 £3,076 PCM

12 Coleman Street, Brighton, BN2 9SQ

- 5 double bedroom STUDENT PROPERTY
- £142.00 per person per week
- Available 11 September 2024
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Bathroom with separate shower room
- Low maintenance large patio garden
- Popular location
- Council tax band C
- 12-month tenancy
- A holding deposit of £710.00 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 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
- Please note that rent is shown as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		63	
(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**