



Approximate total area<sup>(1)</sup>  
567.58 ft<sup>2</sup>  
52.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx 632.00 sq ft

68 The Priory London Road, Brighton, BN1 8QT

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 £1,300 PCM**



## 68 The Priory London Road, Brighton, BN1 8QT

- A large 1 double bedroom first floor, lift to the building
- Available now
- Modern neutral décor
- Unfurnished with white goods
- Separate living room with room for dining room table and separate kitchen
- Bathroom with shower over
- Communal gardens
- Sorry, no pets due to the lease
- Off-street parking for one car, permit will be needed by Agent
- Council tax band B

- 12-month tenancy
- A holding deposit of £300.00 will be required to secure the Property, 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



- Available Now
- Large 1 Bed Flat on First floor
- Unfurnished with white goods
- Off Street Parking for one car
- No pets due to lease
- Council tax band B

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