

Total Area Approx 796.54 sq ft

19 St. Margarets, High Street, Rottingdean, BN2 7HS

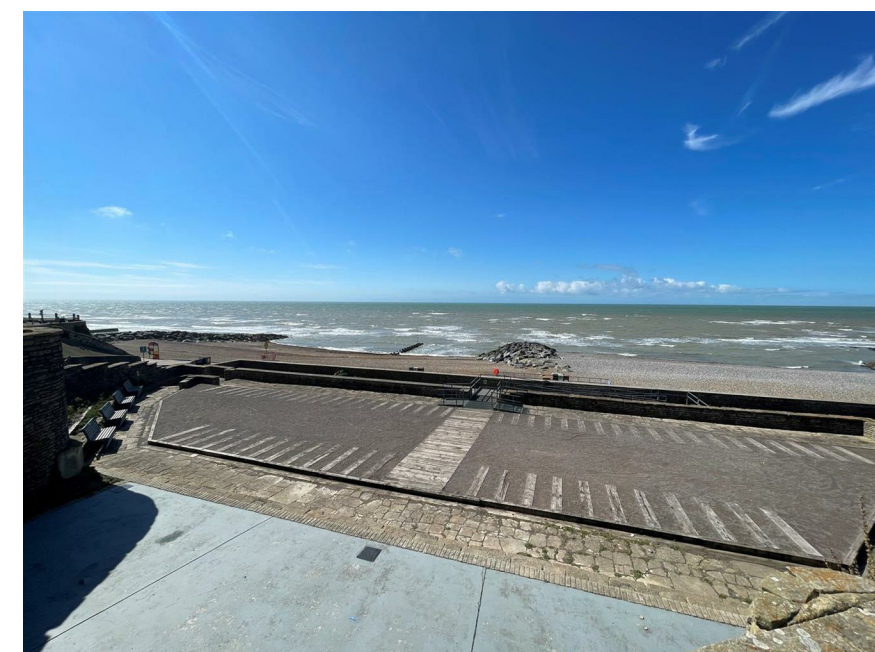
To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Per Month £2,000 Per Month

19 St. Margarets, High Street, Rottingdean, BN2 7HS

Stunning 2-Bedroom Flat in Prestigious Art Deco Building, Rottingdean
 ** This exquisite second-floor flat offers breathtaking sea views in the highly sought-after building.
 **The property boasts two spacious double bedrooms, a separate living room leading to a charming balcony, and includes heating and hot water from October to April.
 Key features: -
 Two Double Bedrooms: Spacious and well-lit. -
 **Sea Views
 ** Enjoy panoramic sea views from the comfort of your home. -
 **Living Room with Balcony. Perfect for relaxing and entertaining. -
 Heating & Hot Water Included: Provided from October to April for added comfort.
 **Experience luxury living in this prestigious building with its unique architectural charm and prime location

- Council tax band A
- 12-month tenancy
- A holding deposit of £461.50 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



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