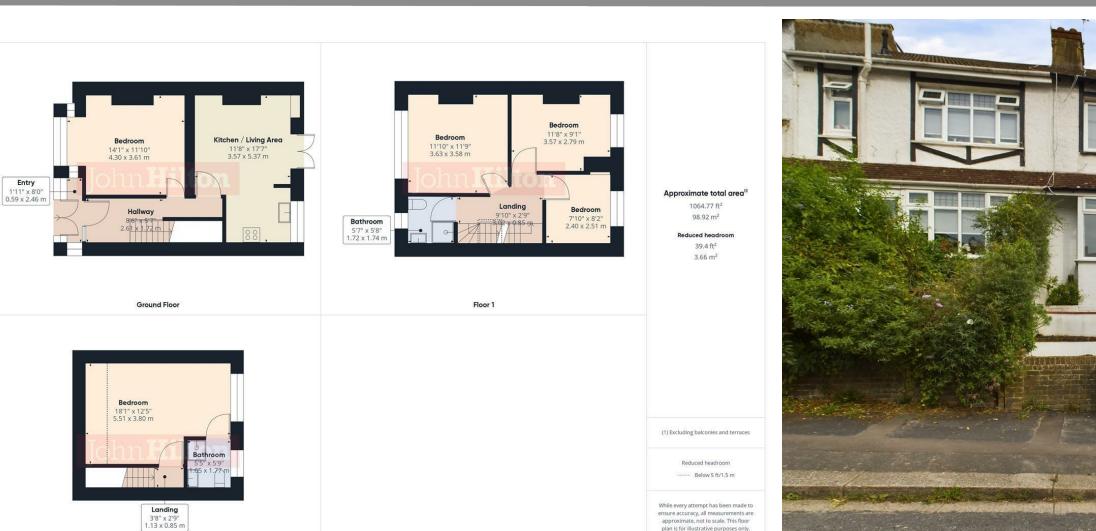
# John **Hilton**



Total Area Approx sqft

John Hilton

70 Barnett Road, Brighton, BN1 7GH

### 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 £2,500 PCM

Floor 2



are based on RICS IPMS 30

GIRAFFE360





## Est 1972











79

G

Council Tax Band: C

EU Directive 2002/91/EC

nergy Efficiency Rating

Very energy efficient - lower running cost

Not energy efficient - higher running costs

England & Wales

92 plus) A



- 5 double bedroom student house
- Good size property laid out over three floors
- One bedroom with en-suite
- Open plan living room kitchen
- Further bathroom
- Gardening included
- Furnished

### 70 Barnett Road, Brighton, BN1 7GH

\* 5 double bedroom house £115.00 pp pw (students or professionals to share)
\* All double bedrooms
\* Available 11 September 2025
\* Open plan living room and kitchen
\* Council tax band C
\* Open bedroom suitte chouse rest in the two

- \* One bedroom ensuite shower room including WC \* Further bathroom \* Modern neutral décor
- \* Gardening included \* Furnished \* 11 Month Contract

\* A holding deposit of 1 week's rent will be required to secure the Property, which is £576.92. Once referencing is complete, the Holding Deposit will go towards the first month's rent on move-in 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

## Modern neutral décor







## John Hilton