

Approximate total area⁽¹⁾
370.43 ft²
34.41 m²

(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 sq ft

F2 (1st Fl), 22 Broad Street, East Sussex, BN2 1TJ

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 £1,650 PCM



F2 (1st Fl), 22 Broad Street, East

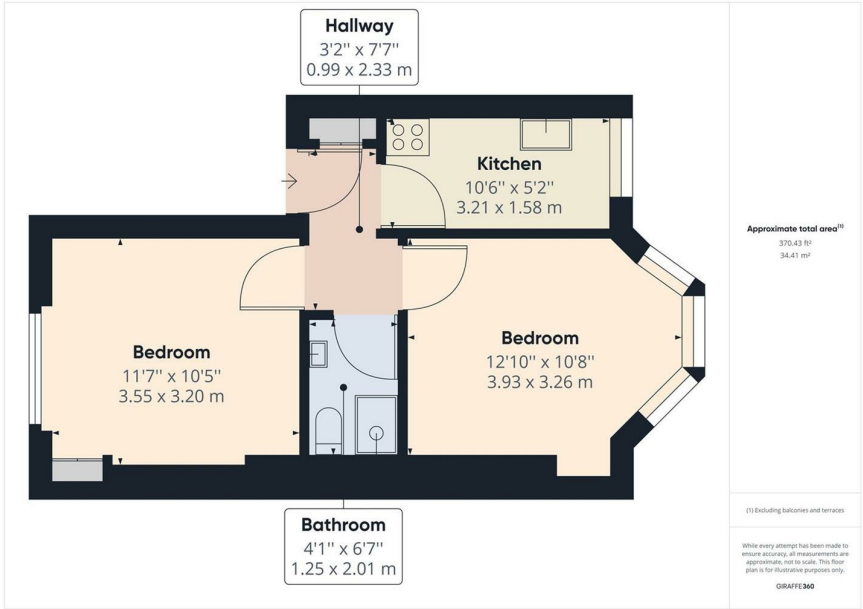
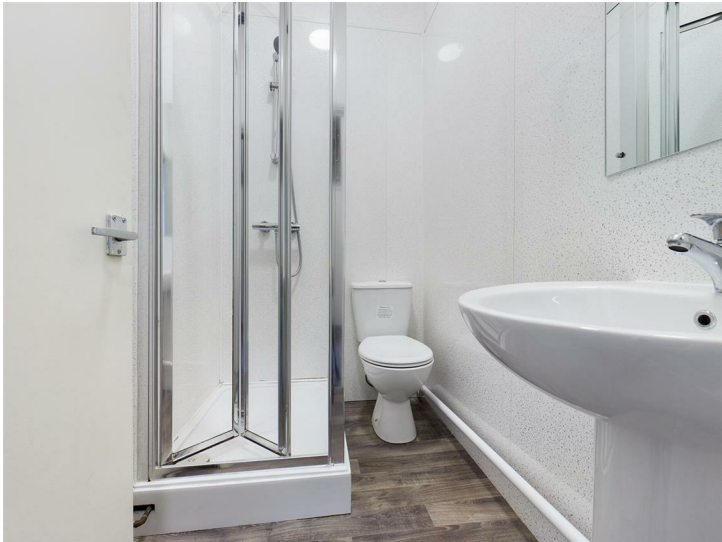
Sussex, BN2 1TJ

- 2 double bedroom STUDENT PROPERTY £190.38 per person per week (students only)
- Available 29 August 2025
- Modern neutral décor
- Furnished
- Shower room
- Popular location, just off the seafront and in Kemp Town
- Council tax band A
- 12-month tenancy

• A holding deposit of £380.76 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

• 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**