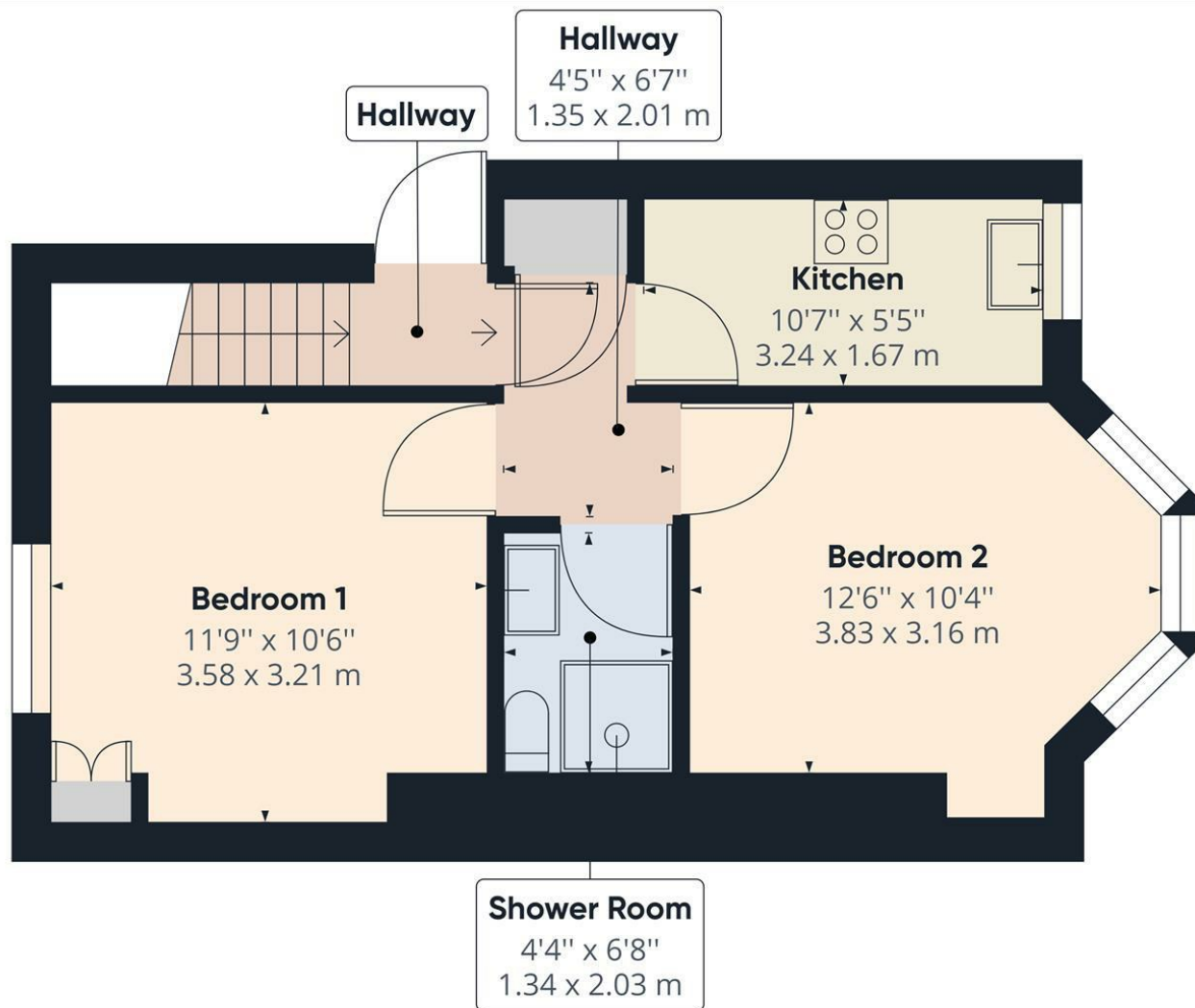


JohnHilton

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Est 1972



Approximate total area⁽¹⁾
371.10 ft²
34.48 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

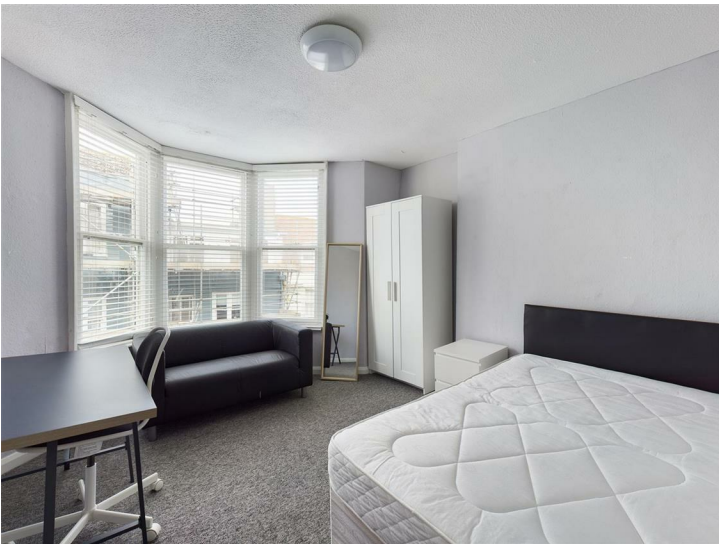
F3, (2nd Fl) 22 Broad Street, East Sussex, BN2 1TJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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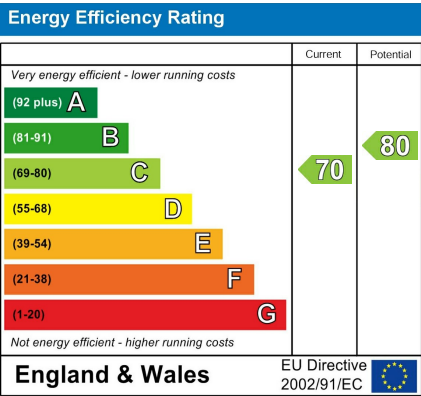
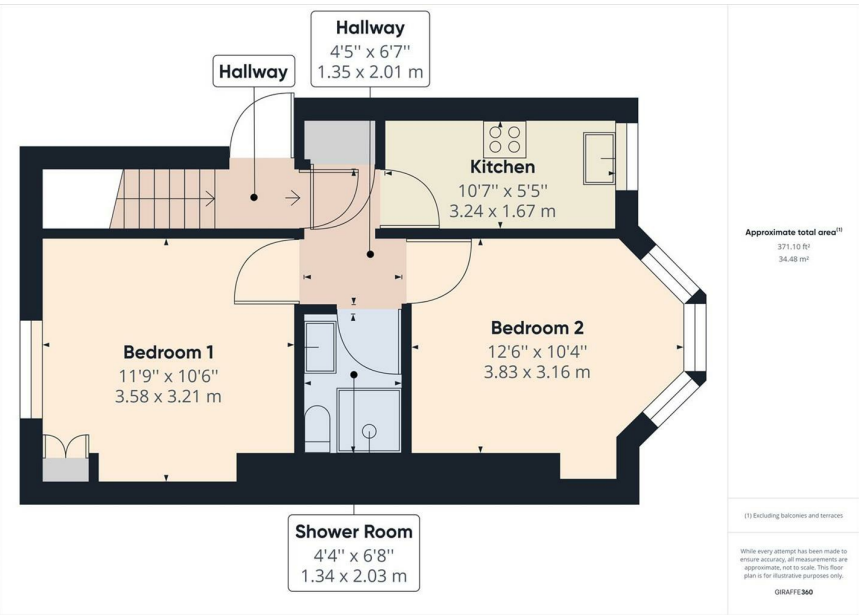


F3, (2nd Fl) 22 Broad Street, East

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
- Patio garden
- 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



Council Tax Band: **A**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract