

## Marine Drive, Brighton, BN2 7HQ

Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx sq ft

Kaye's Cottage 32 Marine Drive, Brighton, BN2 7HQ

To view, contact John Hilton:  
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01273 608151 or sales@johnhiltons.co.uk

**PCM £3,700 PCM**



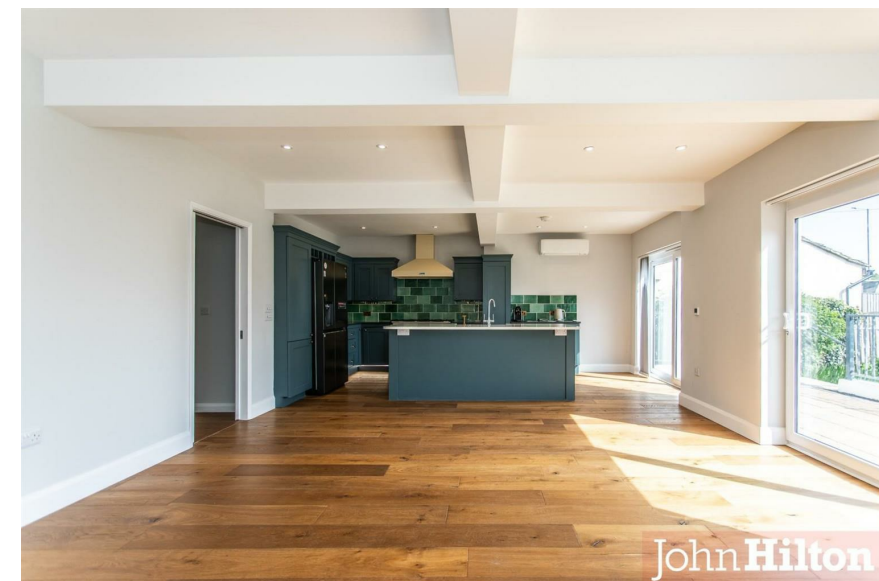


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**Kaye's Cottage 32 Marine Drive, Brighton, BN2 7HQ**  
 • 4 double bedroom property  
 • Available 22nd April 2025  
 • Modern neutral décor  
 • Unfurnished with white goods  
 • Open plan living room kitchen with underfloor heating throughout and bedrooms with airconditioning  
 • 2 Luxury Bathrooms  
 • Front & Back Garden with south facing terrace (Gardener Included)  
 • Garage  
 • Council tax band E  
 • 12-month tenancy  
 • A holding deposit of £853.84 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



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (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: **E**



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