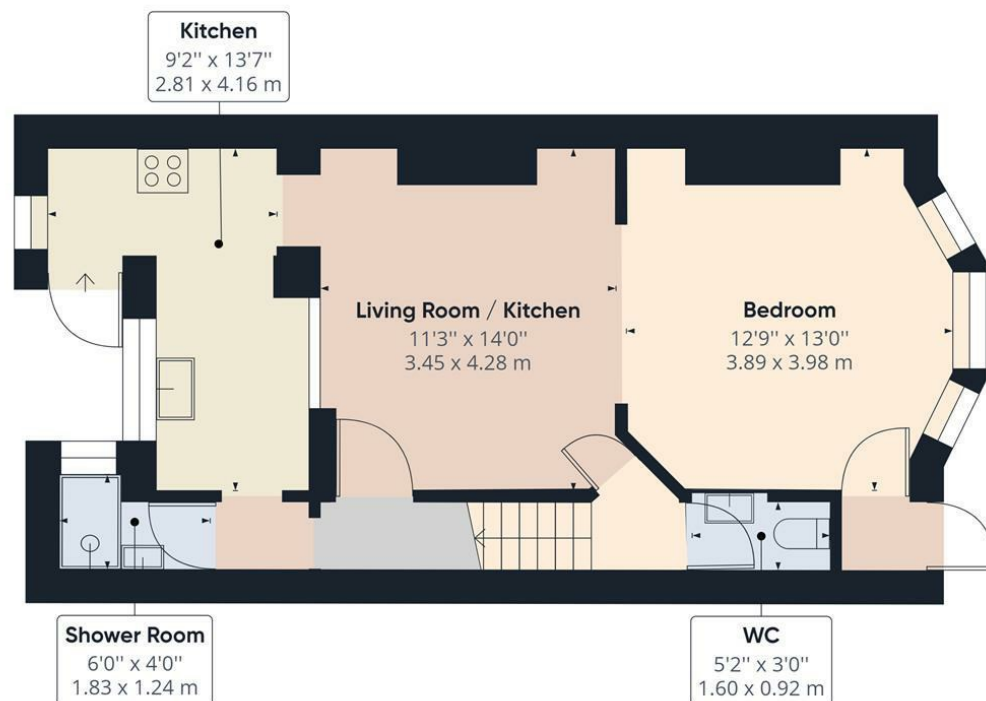


# JohnHilton

# JohnHilton

Est 1972



Approximate total area<sup>(1)</sup>  
503.34 ft<sup>2</sup>  
46.76 m<sup>2</sup>

(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

F1, 31 St James's Avenue, East Sussex, BN2 1QD

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](mailto:sales@johnhiltons.co.uk)

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## F1, 31 St James's Avenue, East Sussex, BN2 1QD

- 1 double bedroom, lower ground floor flat
- Rent includes water rates
- Available 9 September 2025
- Furnished
- Quirky layout, great proportion rooms
- Living room and bedroom split by curtain
- WC separate to shower room
- Patio garden
- Popular location close to sea front
- Council tax band A
- 11-month tenancy

• A holding deposit of £300 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards 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	64	66
(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**