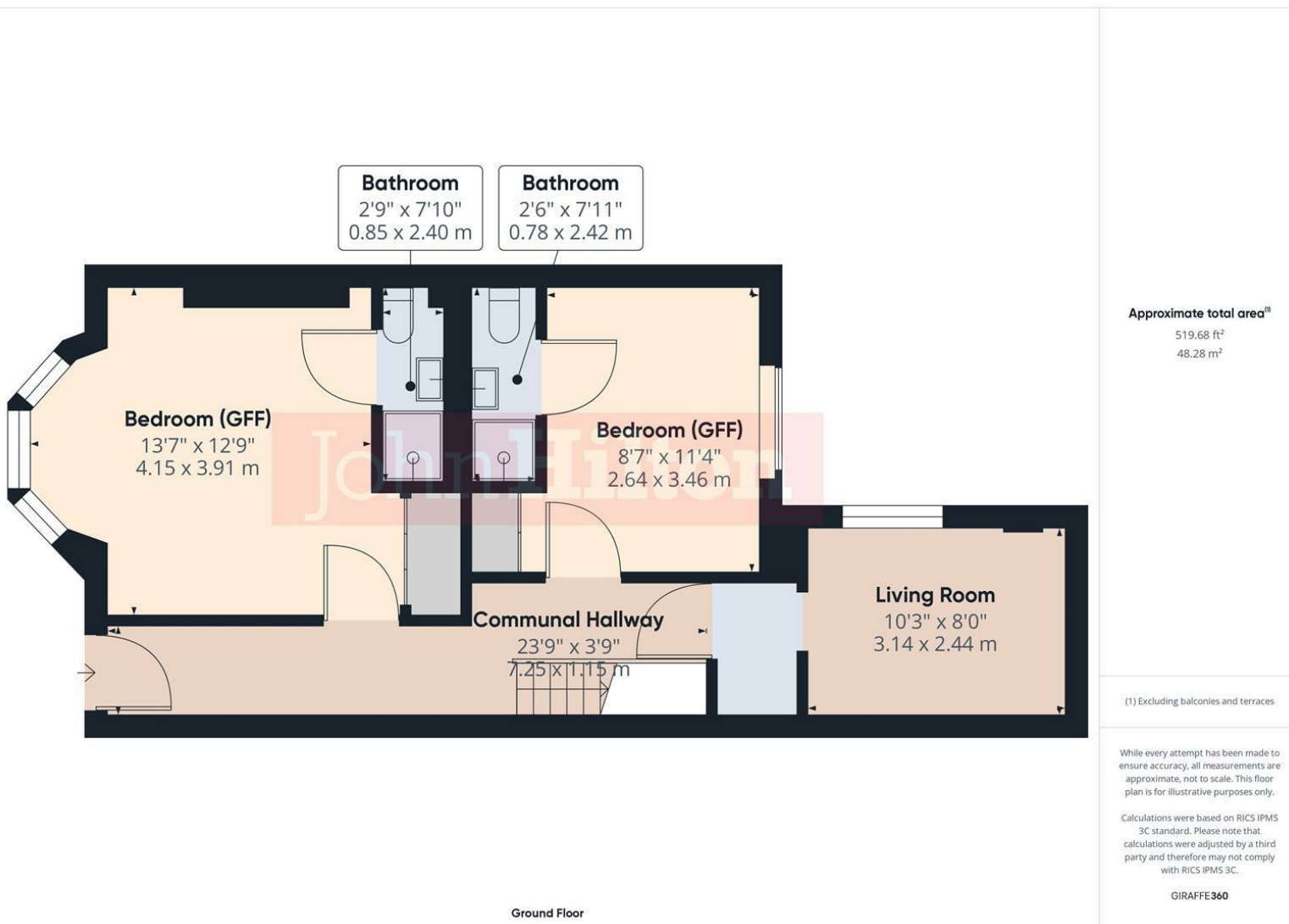


# JohnHilton

# JohnHilton

Est 1972



Total Area Approx sq ft

GFF, 21 Broad Street, Brighton, 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](mailto:sales@johnhiltons.co.uk)

**PCM £825 PCM**

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**Zoopla**

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The UK's number one property website

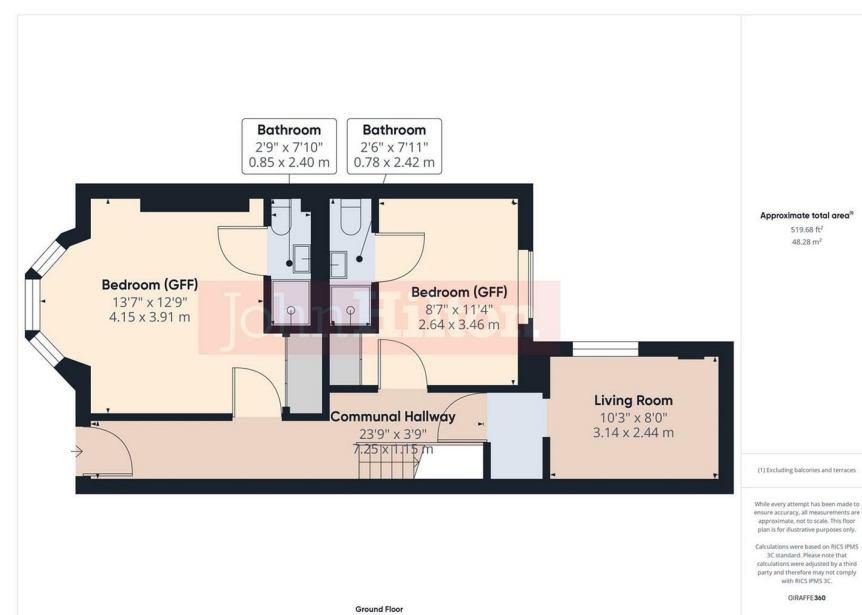
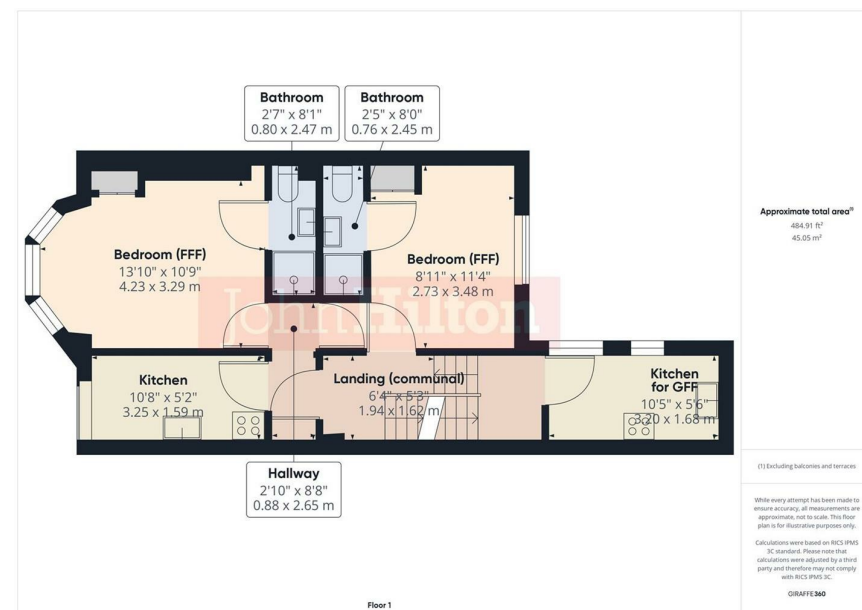
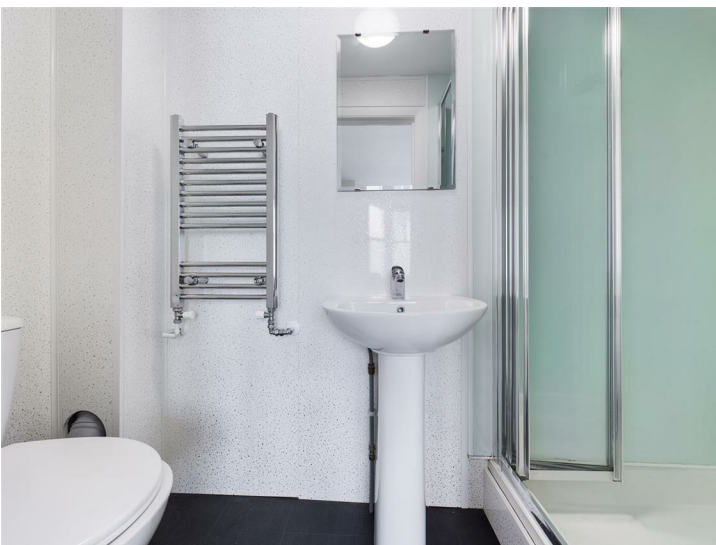
**PrimeLocation.com**





## GFF, 21 Broad Street, Brighton, BN2 1TJ

- 1 double bedroom ground floor rear, STUDENT PROPERTY (students only)
- £190.38 per person per week / £825.00 per month
- One double bedroom with an ensuite and a shared kitchen (up one floor) with one other flat
- Separate shared living room with one other person, off the communal hallway
- Available 11 September 2025
- Modern neutral décor
- Furnished
- Individual tenancies
- Popular location just off St James's Street in Kemp Town
- Just off the seafront!
- Council tax band A
- 11-month tenancy
- A bills package is mandatory and covers gas, water, and electricity, unlimited usage £75.92 per person per month
- A holding deposit of £190.38 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 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) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **A**

- Furnished student property
- Has recently been newly carpeted throughout
- £172.50 per person per week
- Available 01/09/2023 - 20/08/2024
- Kitchen is on a separate floor
- Let on individual tenancies, jointly responsible for joint facilities
- Excellent location just off St James's Street in Kemp Town
- Just off the seafront!