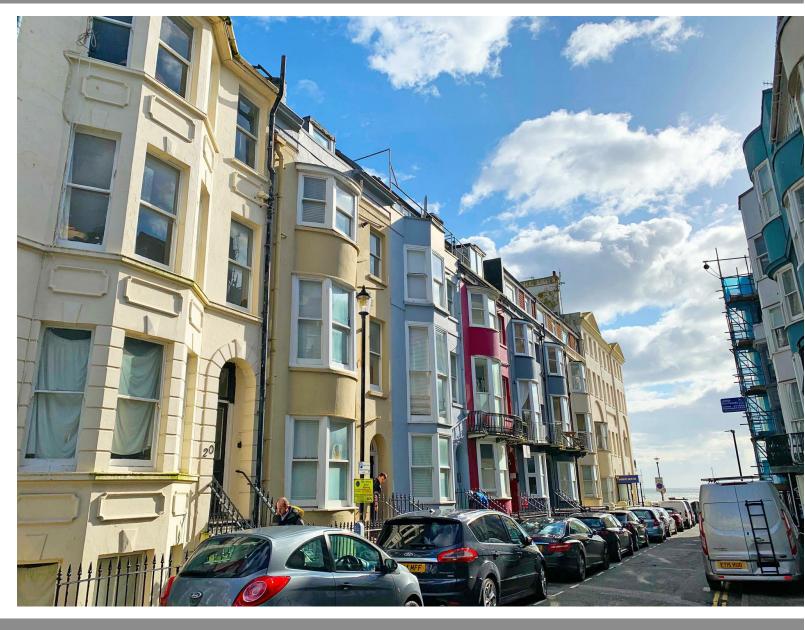
John **Hilton**

John **Hilton**

Est 1972



Total Area Approx sq ft

LGFF, 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

PCM £1,650 PCM



















Energy Efficiency Rating 73 79 Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales

Council Tax Band: A

LGFF, 21 Broad Street, Brighton, BN2

• 2 double bedroom, lower ground floor flat, STUDENT PROPERTY (students only) • £190.38 per person per week / £825.00 per month • Shower room and a separate kitchen • Available 11 September 2025 • Modern neutral décor • Furnished

- Furnished
 Individual tenancies
 Popular location just off St James's Street in Kemp Town
 Just off the seafront!
 Patio

- Patio
 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 £380.77 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





