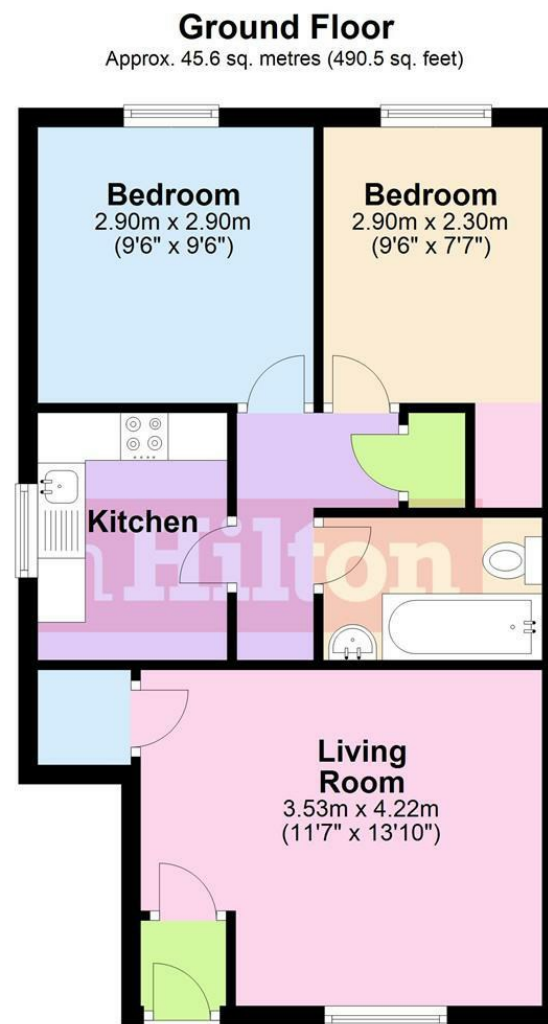


# JohnHilton

# JohnHilton

Est 1972



Total area: approx. 45.6 sq. metres (490.5 sq. feet)



Total Area Approx sq ft

26 Stanmer Villas, Brighton, BN1 7HP

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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The UK's number one property website

**PrimeLocation.com**





**26 Stanmer Villas, Brighton, BN1 7HP**

- \* A lovely light and bright ground floor flat
  - \* Two double bedrooms
  - \* Council tax band B
  - \* Available 26th May 2025
  - \* Separate kitchen
  - \* Good size living room
  - \* On street parking
  - \* EPC = C
  - \* Popular location
  - \* No Pets
- \*A holding deposit will be required which is equivalent to 1 weeks rent which will go towards the first months rent when you move in.  
\*\* The above details are intended for information only and do not constitute an offer or form part of a contract \*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(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: **B**

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