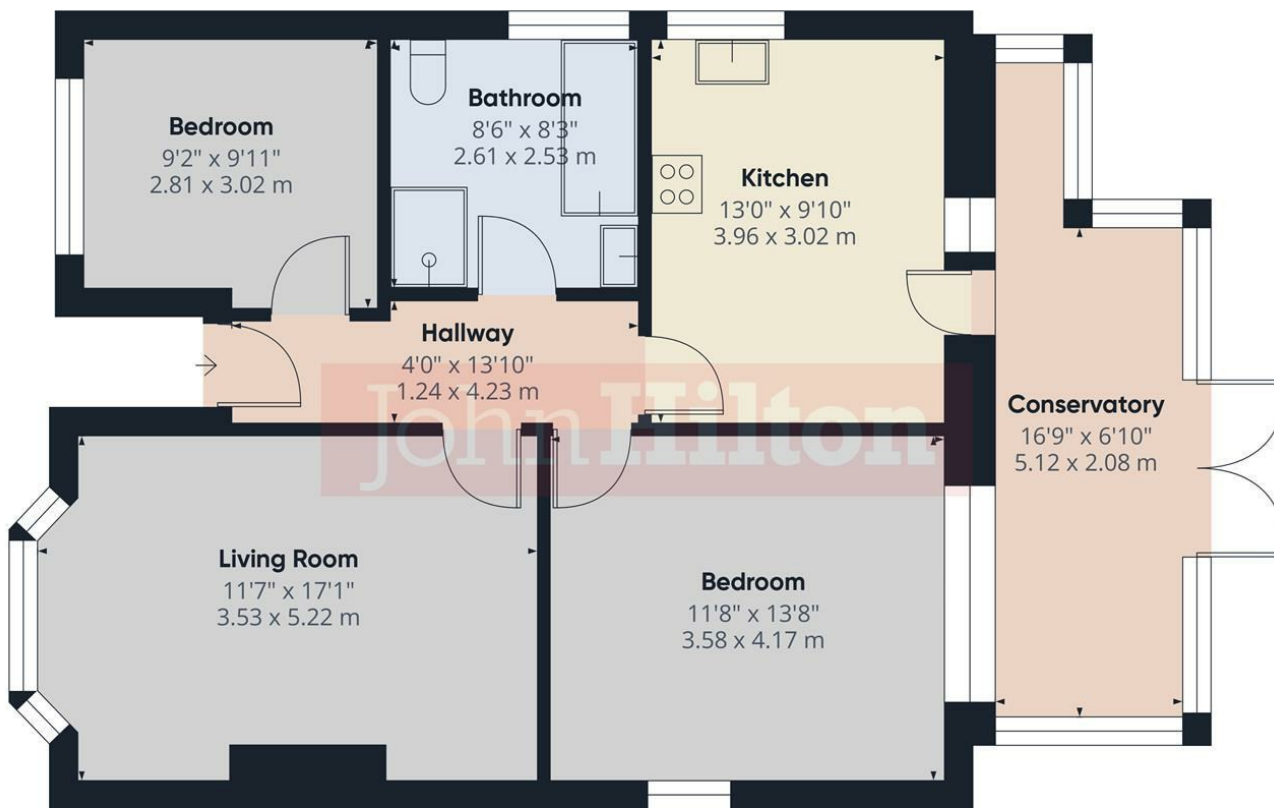


JohnHilton

JohnHilton

Est 1972



Approximate total area⁽¹⁾
844 ft²
78.4 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Total Area Approx sq ft

17 Burnham Close, Brighton, BN2 6SH

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

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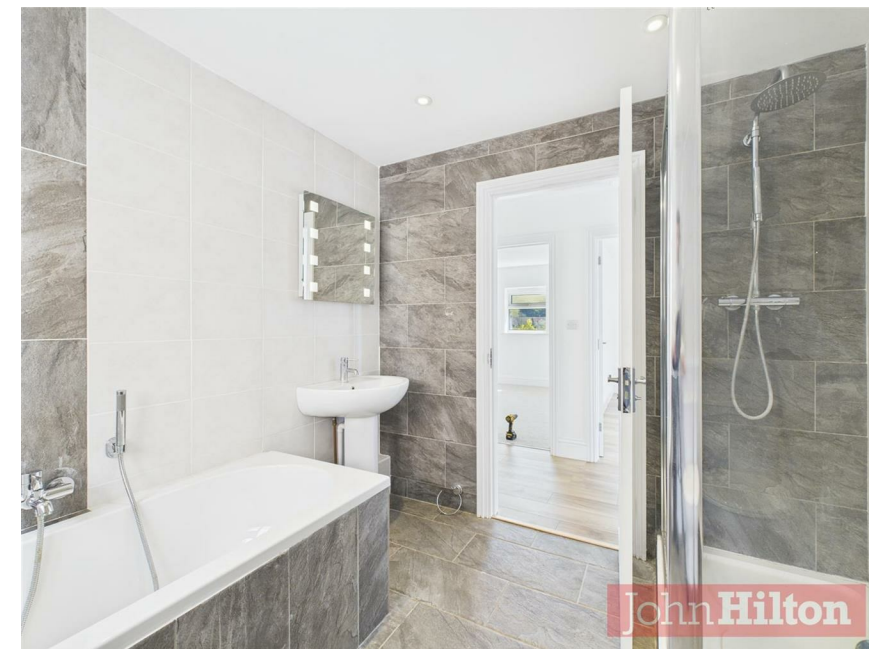
PrimeLocation.com



17 Burnham Close, Brighton, BN2 6SH

- 2 double bedroom property
- Available Now
- Newly Decorated throughout
- New carpet/flooring throughout
- Unfurnished with white goods
- Separate living room and kitchen
- Conservatory with french doors to garden
- Family bathroom with bath and separate shower
- Large Garden with Monthly gardener included in rent
- Popular location
- Pets Considered
- Garage with garden access
- On Street Parking
- Council tax band D
- 12-month tenancy

A holding deposit of £405 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	

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- Available Now
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- Unfurnished with white goods
- Large Garden with Monthly gardener included in rent
- Garage with garden access

Council Tax Band: **D**

