## JohnHilton

Est 1972



Rufford Court, 109 Marine Parade, Brighton, BN2 1AT

Approximate Gross Internal Area 195.9 sq m / 2109 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale Imageplansurveys @ 2024

**Ground Floor** 



Total Area Approx 1926.76 sq ft

2 Rufford Court 109 Marine Parade, Brighton, BN2 1AT

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

£3,850









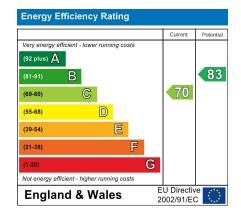












Council Tax Band: E

## 2 Rufford Court 109 Marine Parade, Brighton BN2 1AT double fronted Ground Floor Flat in this

stufficing 4 bedfoom 3 bathfoold double fronted Ground Floor Flat in prestigious building.

33850 PCM. No HMO license so cannot be let to sharers.

Available July14th
Glass wrap-around balcony.
The property has very high ceilings and beautiful wooden parquet flooring.
Incredible views out to sea.

4 double bedrooms, 1 en-suite.

3 bathrooms

A double Decironis, Terrisolie.

3 bathrooms.

A beautiful modern kitchen opens out to a very large Living Room.

Council Tax Band E.

Situated on the seafront in the heart of Kemp Town, close to shops and

A holding deposit of £888.46 will be required to secure the Property which is 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





