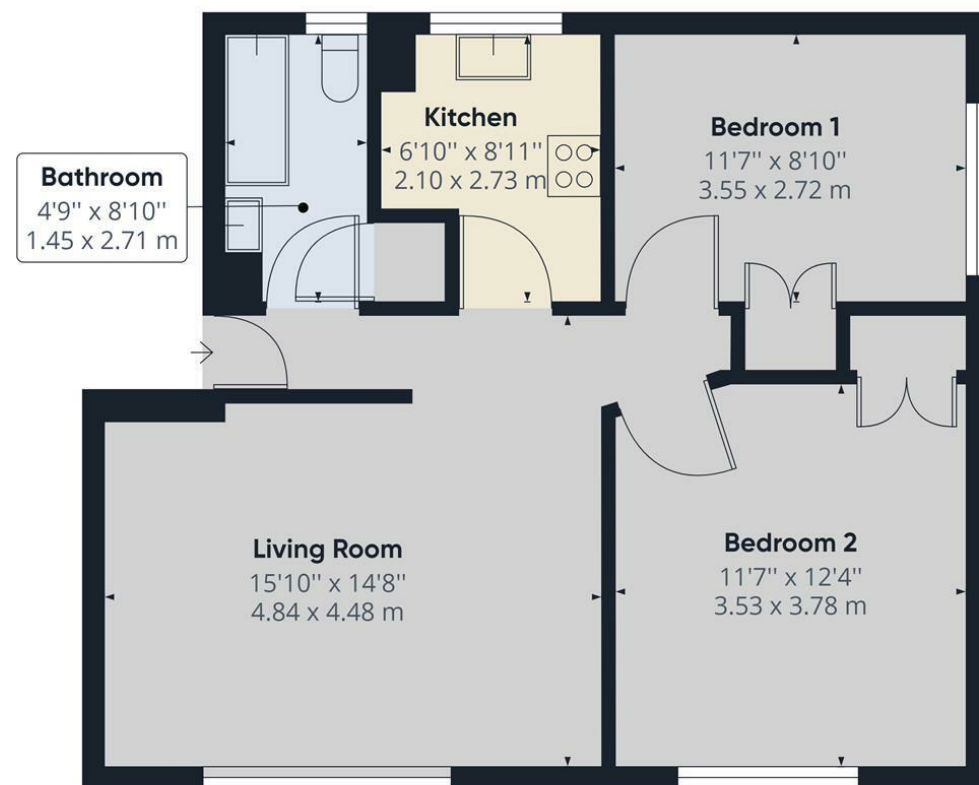


JohnHilton

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Est 1972



Approximate total area ⁽¹⁾
590.21 ft²
54.83 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.

GIRAFFE360



Total Area Approx sq ft

21 Cliveden Close, Brighton, BN1 6UB

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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21 Cliveden Close, Brighton, BN1 6UB

- * 2 double bedroom top floor flat
- * Good size living room with a large window overlooking greenery
- * Council tax band B
- * Multiple storage cupboards throughout the property
- * Larger bedroom also has some built in cupboards
- * The apartment is nicely situated within a private road and is in a great location for commuters, for access into the city and for easy road access
- * Available 19th July 2025
- * 12 month tenancy

* A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move in

* 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 as per person per week based on 52 weeks of the year as the rent is due monthly



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