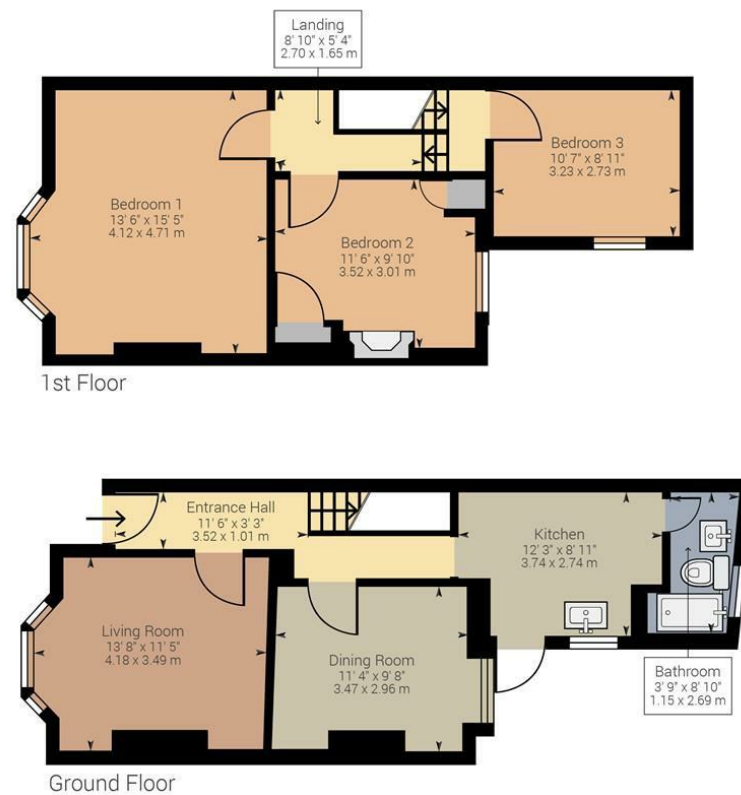


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Est 1972



Approximate net internal area: 919.04 ft² / 85.38 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Total Area Approx 1001.04 sq ft

1 Normanton Street, Brighton, BN2 3AT

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 £1,675 PCM

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1 Normanton Street, Brighton, BN2 3AT

- 3/4 bedroom end of terrace property
- Family home, not for more than 2 sharers
- Available Now!
- Modern neutral décor
- Unfurnished with white goods / furnished
- Separate living room and large kitchen
- Private Garden
- Popular location
- Council tax band C
- 12-month tenancy

• A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent which will be £460.38. Once referencing is complete the Holding Deposit will go towards 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

Front Garden

Artificial grass, walled boundaries.

Entrance Hall

Original corning, wood laminate flooring, built in under stairs storage cupboard.

Lounge

4.18m x 3.49m (13'8" x 11'5")
Bay window, wood laminate flooring, coved ceiling.

Dining Room

3.47m x 2.96m (11'4" x 9'8")
Laminate flooring, window to rear.

Kitchen

3.00m x 2.72m (9'10" x 8'11")
Range of units at eye and base level, work tops with tiled splashbacks. Sink with mixer tap and drainer, spaces for appliances. Breakfast bar, tiled floor, door to rear garden.

Bathroom

Bath with electric shower over, tiled splashbacks, wash hand basin, low level WC, tiled floor.

Landing

On split levels, access to loft space with potential to convert (subject to usual consents)

Bedroom 1

4.71m x 4.12m (15'5" x 13'6")
Bay window.

Bedroom 2

3.52m x 3.01m (11'6" x 9'10")
Period fireplace, recessed cupboard housing combi boiler, fitted cupboard, window to rear.

Bedroom 3

3.23m x 2.73m (10'7" x 8'11")
Side window

Rear Garden

Side return leads to raised paved garden with decking section. Walled and fenced boundaries.

- Attractive Period Property
- End of Terrace
- 3 Bed
- 2 Reception Rooms
- L Shaped Patio Garden
- Popular Residential Area
- Available Now

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(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: **C**