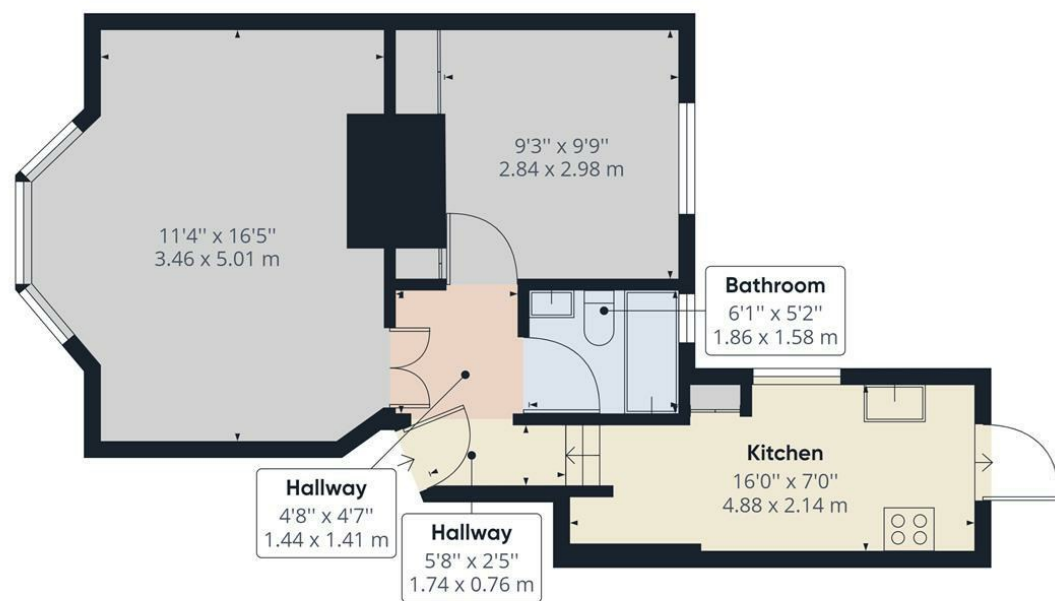


JohnHilton

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Est 1972



Approximate total area⁽¹⁾
477.93 ft²
44.40 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

19b Grantham Road, East Sussex, BN1 6EE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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19b Grantham Road, East Sussex, BN1 6EE

- One double bedroom raised ground floor flat
 - Available 06th October 2025
 - Modern neutral décor
 - Unfurnished with white goods
 - Separate large living room and very large kitchen
 - Bathroom with bath
 - Roof terrace
 - Popular location, close to London Road Railway Station
 - Council tax band A
 - 12-month tenancy
- A holding deposit of £311.53 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
- 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		
(81-91) B		
(69-80) C	69	77
(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:

