

# JohnHilton

# JohnHilton

Est 1972



Total Area Approx sq ft

Warren Way, Brighton, BN2 6PJ

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](mailto:sales@johnhiltons.co.uk)

**£1,300**

view all our properties at:  
[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)



**Zoopla**

The logo for OnTheMarket.com, featuring a red location pin icon followed by the text "OnTheMarket.com" in a blue sans-serif font.

The logo for rightmove.co.uk, featuring a green house icon followed by the text "rightmove.co.uk" in a blue sans-serif font. Below this, in smaller text, is "The UK's number one property website".

The logo for PrimeLocation.com, featuring a blue circular icon with a white dot in the center, followed by the text "PrimeLocation.com" in a blue sans-serif font.





## Warren Way, Brighton, BN2 6PJ

- Newly built property!
- Available Now!
- Gas central heating
- One double bedroom property
- Modern neutral décor
- Unfurnished
- Open plan living room kitchen
- Bathroom with shower cubicle
- Balcony with stunning views
- Popular location on Warren Way in Woodingdean
- Council tax band B
- 12-month tenancy

• A holding deposit of £311.53 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **B**