

# JohnHilton

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Est 1972



Total Area Approx sq ft

TFF 125 Lewes Road, East Sussex, BN2 3LG

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)

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## TFF 125 Lewes Road, East Sussex, BN2

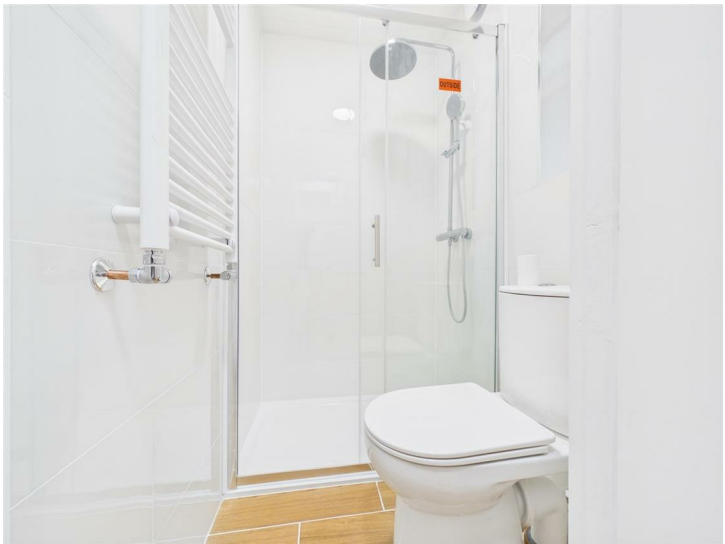
**3LG**

3 double bedroom property (not available to sharers as no HMO license)

- Available now
- Modern neutral décor, and newly renovated
- Unfurnished with white goods
- Separate living room and kitchen
- Main shower room and two bedrooms with ensuite
- Will have small roof terrace
- Council tax band B
- 12-month tenancy

• A holding deposit of £403.84 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>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Council Tax Band: **B**