

JohnHilton

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Est 1972



Total area: approx. 47.5 sq. metres (510.8 sq. feet)



Total Area Approx sq ft

F3, 30 Florence Road, Brighton, BN1 6DJ

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 £1,300 PCM

view all our properties at:
www.johnhiltons.co.uk



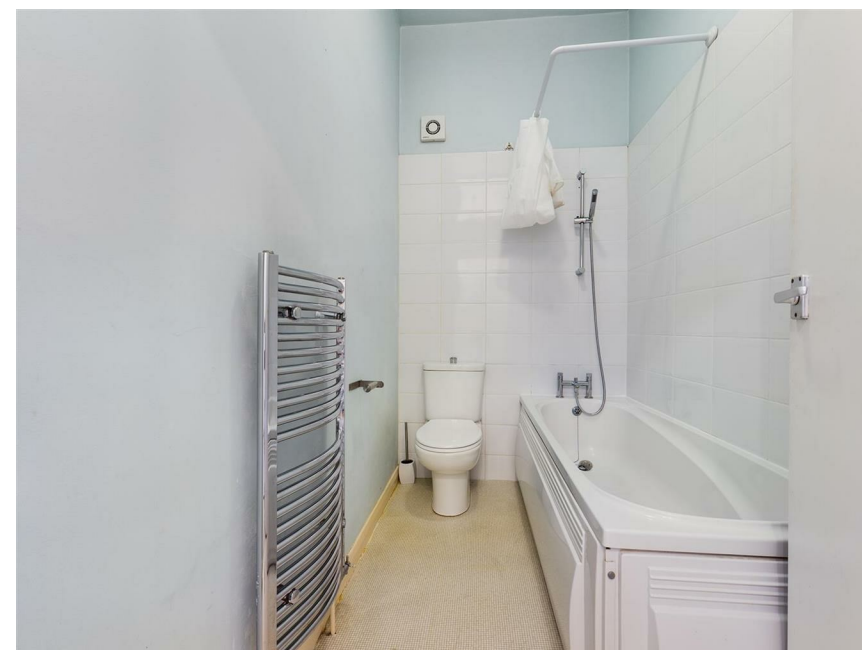


F3, 30 Florence Road, Brighton, BN1 6DJ

- 1 double bedroom property with lots of storage and big picture windows
- Available 14th November
- A rare opportunity to acquire this stunning first floor flat in this lovely period house
- part furnished with white goods
- Very spacious south facing lounge with huge window
- Good size bathroom
- Furnished with bed, sofa
- Fully equipped kitchen with washing machine. All white goods included
- PRIVATE PARKING SPACE as the rear of the property
- Very Close to London Road Station and transport links
- Council tax band B
- 12-month tenancy

• A holding deposit of £300 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
EU Directive 2002/91/EC		

Council Tax Band: **B**

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