

JohnHilton

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Est 1972



Approximate total area⁽¹⁾
572.39 ft²
53.18 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

23 Little Preston Street, Brighton, BN1 2HQ

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

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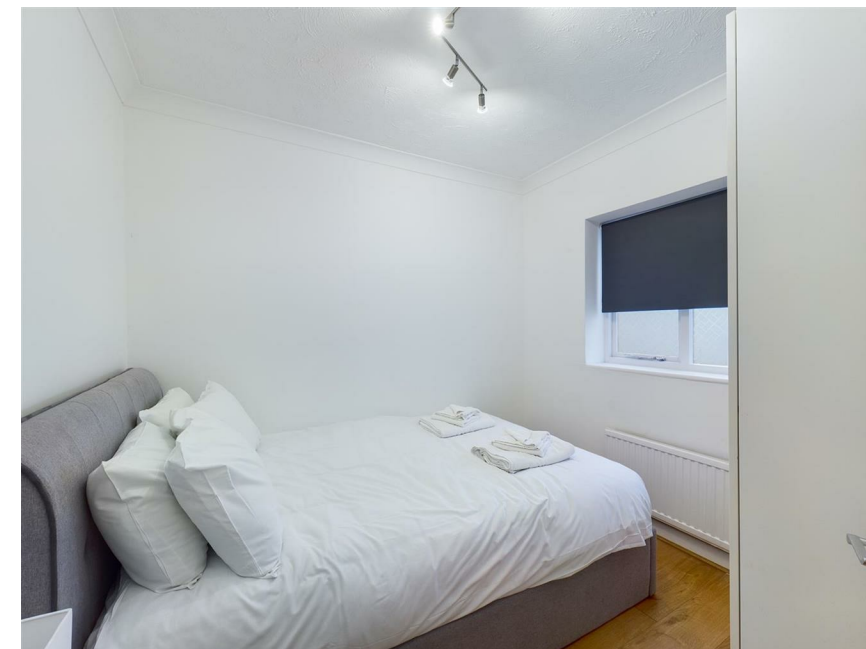
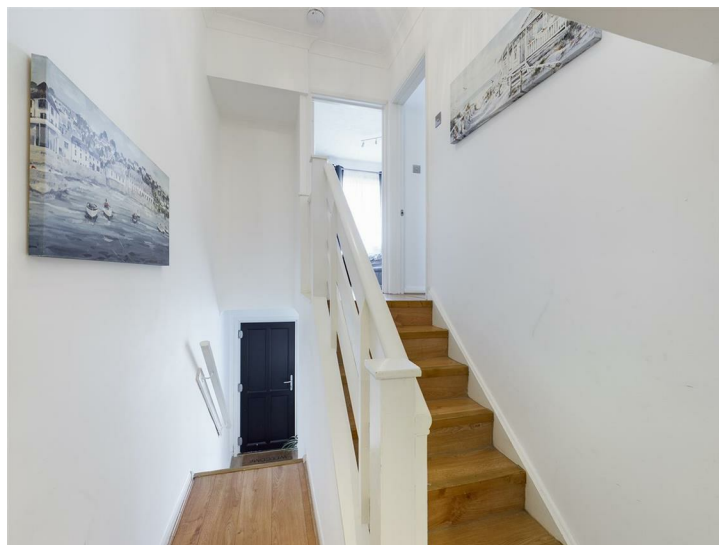


23 Little Preston Street, Brighton, BN1 2HQ

- 2 double bedroom Townhouse
- Available now
- 12 month tenancy
- Modern neutral décor
- Unfurnished but includes white goods.
- Living room, dining room and new kitchen
- Bathroom with shower over bath
- Popular location, a short walk to the sea and Brighton City Centre
- Council tax band C



- A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent (£369.23). 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
- Please note that rent is shown as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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**

