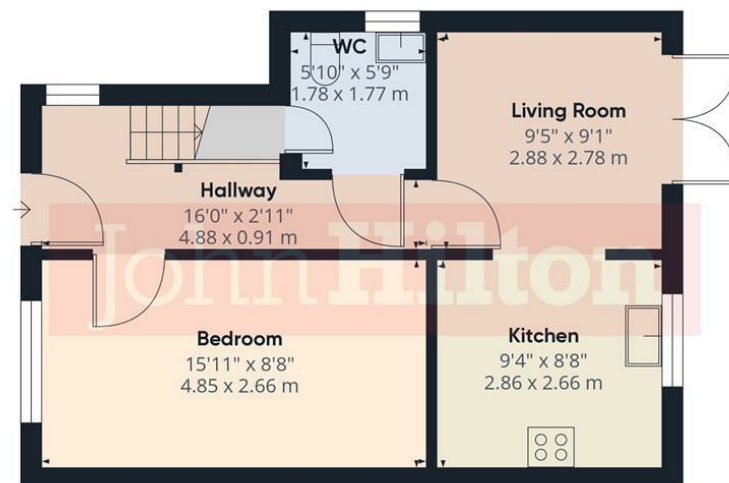


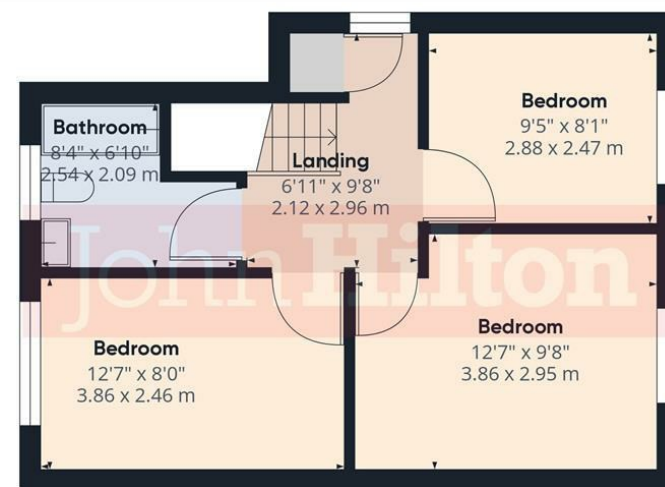
JohnHilton

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Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾
815.8 ft²
75.79 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

1a Dartmouth Crescent, Brighton, BN2 4HY

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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1a Dartmouth Crescent, Brighton, BN2 4HY

- ROOMS AVAILABLE IN A 4 double bedroom STUDENT AND PRO SHARER PROPERTY £115.38 per person per week
- Available NOW
- 6-month tenancy
- Modern neutral décor
- Furnished
- Garden with decked area
- Popular location
- Council tax band D
- 5 Week security deposit of £576.92 to be paid before tenancy and held for duration of agreement.

- A holding deposit of £130 per tenant will be required to secure the Property which is equivalent to 1 weeks. 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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: **D**