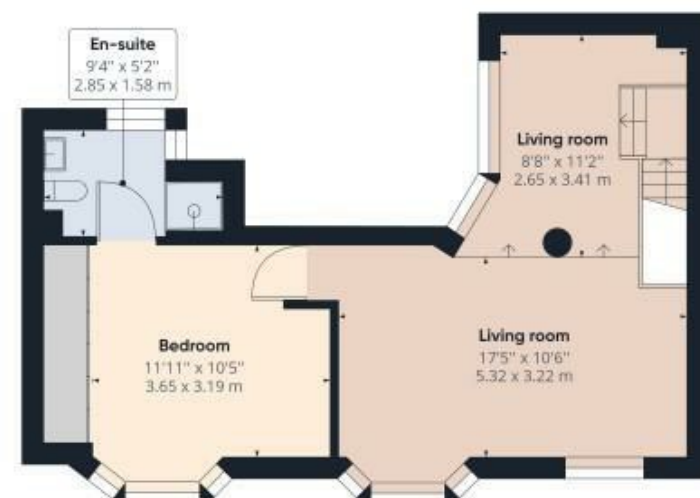




Approximate total area⁽¹⁾

972.36 ft²
90.34 m²

Reduced headroom

8.58 ft²
0.80 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Total Area Approx 1023.64 sq ft

2 Toronto Terrace, Brighton, BN2 9UW

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 £1,895 PCM



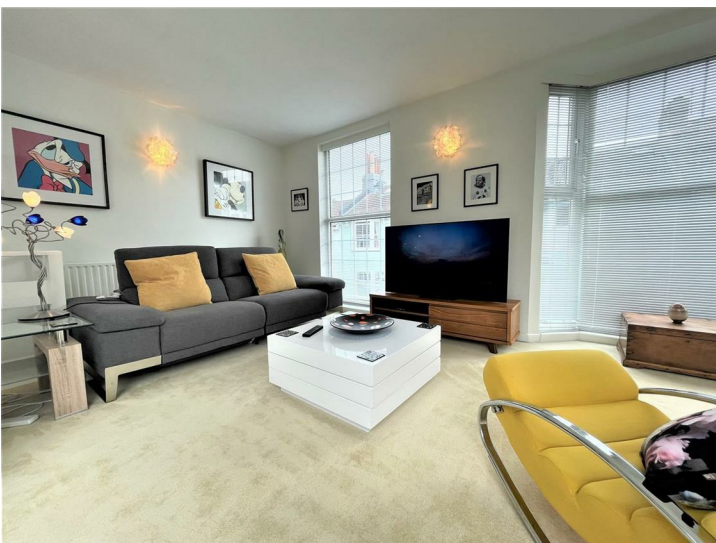
2 Toronto Terrace, Brighton, BN2 9UW

A fabulously unique residence with wide frontage that oozes style and character. An abundance of large windows pour in natural light to the open living spaces. The generously proportioned accommodation (95 square meters) consists of 2 large bedrooms, 1 with en-suite facilities, an amazing open living area and free flowing interconnecting kitchen to dining area makes this a very sociable set up. Appliances included are Fridge Freezer, washing machine, dishwasher and tumble dryer.

The west facing patio garden is well secluded and is an inviting space for alfresco entertaining. Situated in the sought-after Hanover area which is convenient for Brighton station, within easy reach of the famous North Lanes, Brighton seafront and close to Queens Park

- Can be furnished or unfurnished
- Open Plan Kitchen Diner
- 2 Bathrooms
- Patio Garden
- Council tax band C
- EPC Rating C
- 6 month tenancy minimum, long term preferred
- Available now

• A holding deposit of £576.92 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(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**

- Fully Furnished
- Open, Flowing Layout
- Abundance Of Natural Light
- Generously Sized (Approx. 95m2)
- Immaculately Presented
- 2 Bedrooms (1 With En-suite)
- Sought After Hanover Area
- Close To Queens Park, Easy Reach Of Brighton Station