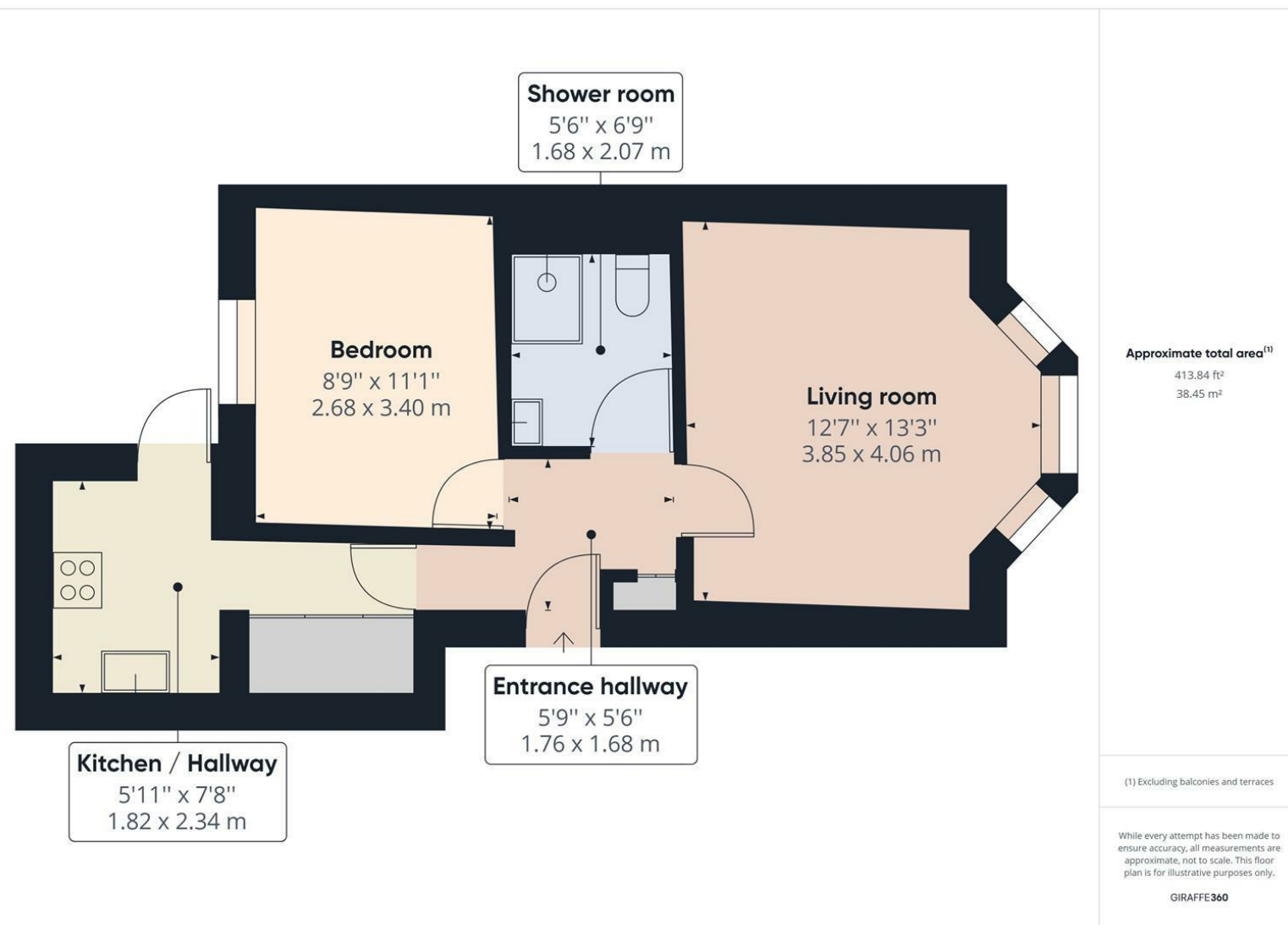


# JohnHilton

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Est 1972



Total Area Approx sq ft

95 Roundhill Crescent, Brighton, BN2 3GP

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)

**PCM £1,600 PCM**

view all our properties at:  
[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)



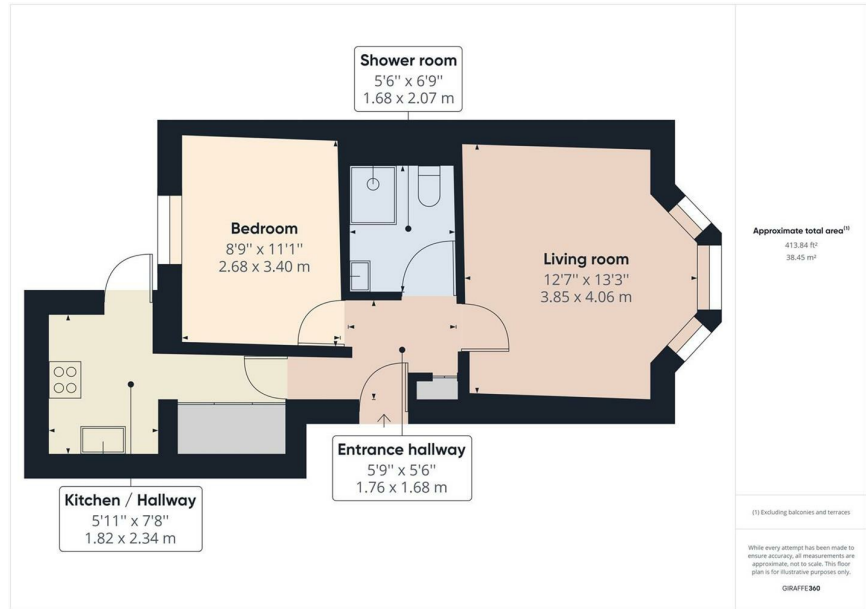


## 95 Roundhill Crescent, Brighton, BN2

### 3GP

- Double Bedroom Property £1600pcm
- 03 September 2026
- High quality newly refurbished property, fully furnished.
- All new white goods including a washer/dryer.
- Separate living room with bay window
- New bathroom with modern shower.
- Patio garden
- Popular location, schools
- No pets. (building policy)
- Council tax band A
- 11 month tenancy.

- A holding deposit of £369.23 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Council Tax Band: **A**