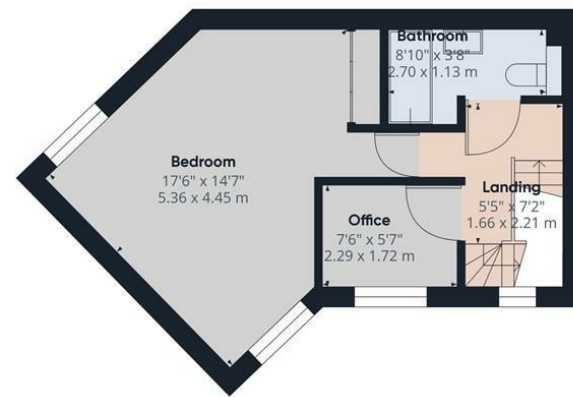
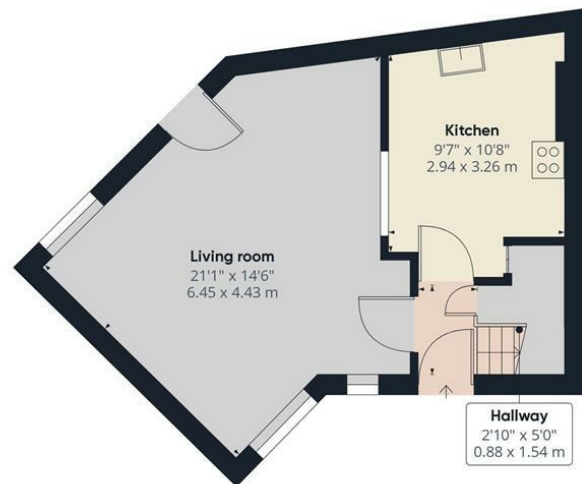




Approximate total area⁽¹⁾

1048.12 ft²
97.37 m²

Reduced headroom

77.75 ft²
7.22 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.

GIRAFFE360



Total Area Approx sq ft

5 Caspian Square, Brighton, BN2 7LE

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

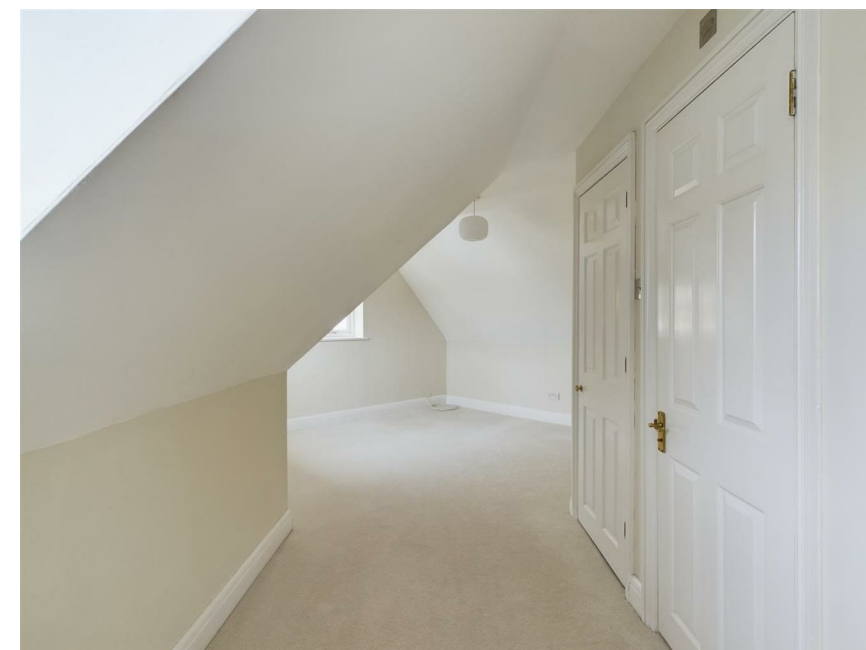
£2,000



5 Caspian Square, Brighton, BN2 7LE

- 2 double bedroom property
- Available 22/12/25
- Beautifully decorated throughout to a high standard
- Unfurnished with white goods
- Separate large living room and separate kitchen
- Private Patio area
- 1 Bathroom plus separate WC
- On this beautiful square with a walled communal garden
- Popular location in the center of Rottingdean Village
- Allocated parking space
- Council tax band D
- 12-month tenancy

- A holding deposit of £461 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go toward 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	EU Directive 2002/91/EC	

Council Tax Band: **D**

- 2 double bedroom property
- Available now
- Beautifully decorated throughout to a high standard
- Unfurnished with white goods
- Separate large living room and separate kitchen
- Private Patio area
- 1 Bathroom plus separate WC