

# JohnHilton

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Est 1972



Total Area Approx sq ft

58 Carlyle Avenue, Brighton, BN2 4DR

To view, contact John Hilton:  
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# 58 Carlyle Avenue, Brighton, BN2 4DR

\*A 3 bedroom student house situated in the Coombe Road area  
\*£145.77 pp pw with bills included (gas, electric, water and broadband on fair usage policy)  
\*Neutral décor  
\*Separate living room with table to eat dinner  
\*Large rear garden - Gardener included  
\*On street parking  
\*Furnished  
\*Available 13th September 2019  
\*11 Month Contract

\*Bills are Included within the rent on a Fair Usage Policy  
The bills included are Gas, Electric, Broadband and Water worked out on the usage below:  
KWH Usage:

Bed Electric Gas  
3 3,000 13,500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	
England & Wales		
EU Directive 2002/91/EC		

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract