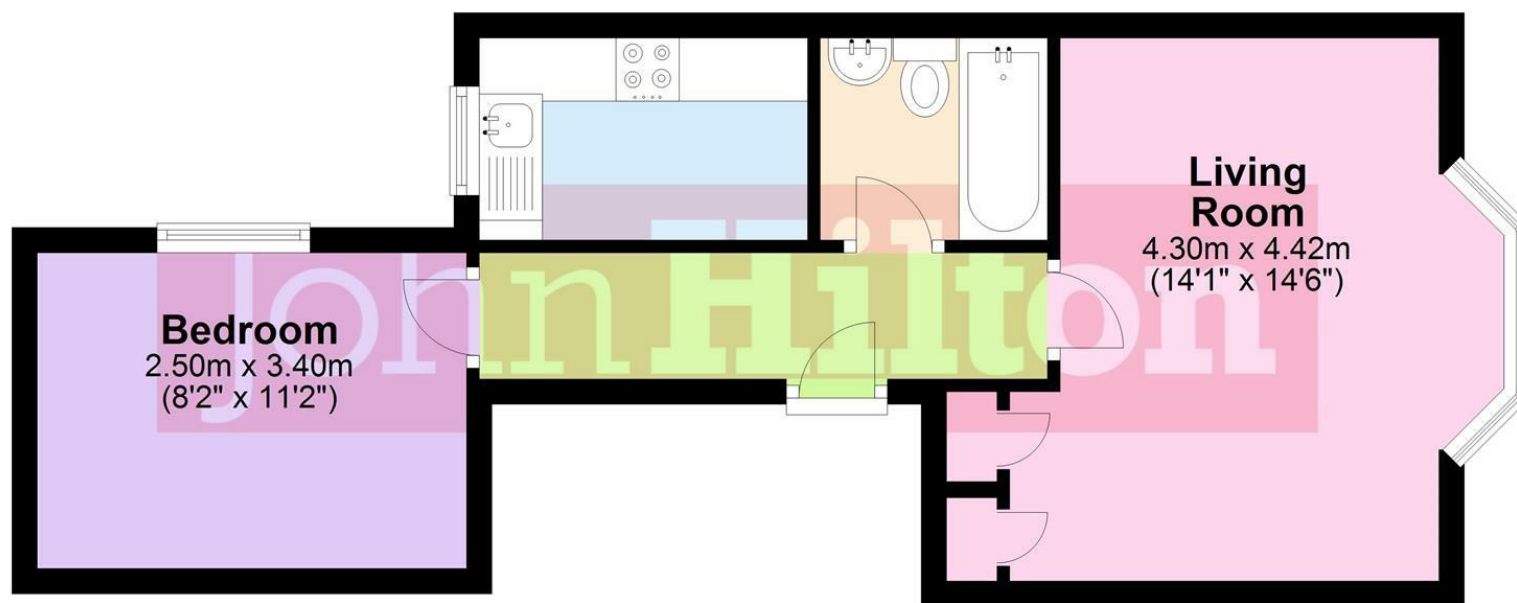


## First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 35.7 sq. metres (383.9 sq. feet)

Total Area Approx sq ft

24 College Road, Brighton, BN2 1JB

To view, contact John Hilton:

127 Lewes Road, Brighton, BN2 3LG

01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

## PCM £950 PCM

# 24 College Road, Brighton, BN2 1JB

- \*A lovely light and bright 1 bedroom first floor flat
- \*Separate kitchen with appliances
- \*Good size living room with floor to ceiling bay windows
- \*Excellent location in Kemp Town Village
- \*Close to local shops and amenities
- \*Available late August
- \*No agency fees

\*A holding deposit will be required which is equivalent to 1 weeks rent which will go towards the first months rent when you move in.  
\*\* The above details are intended for information only and do not constitute an offer or form part of a contract \*\*



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>                    |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  | 64      | 77        |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not energy efficient - higher running costs</i>                    |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC                    |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |           |
|   | Current | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         | 82        |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  | 64      |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC                    |         |           |