

# JohnHilton

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Est 1972



Total Area Approx sq ft

F12 Tivoli,, Brighton, BN1 6WT

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
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01273 608151 or sales@johnhiltons.co.uk

PCM £1,650 PCM

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## F12 Tivoli,, Brighton, BN1 6WT

- Beautifully presented 2 double bedroom property
- Available now
- Newly painted with modern decor
- Unfurnished with white goods, including washer dryer and dishwasher
- Kitchen just off the living room with sensor under counter lights
- Modern bathroom
- Popular location near Preston Park
- Water bill included within the rent
- Allocated Parking space, for other cars there is street parking
- Council tax band C
- 12-month tenancy

• A holding deposit of £380.76 will be required to secure the Property, equivalent to 1 week's 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	82	83
EU Directive 2002/91/EC		

Council Tax Band: **C**

- Beautifully presented 2 double bedroom property
- Newly painted with modern decor
- Unfurnished with white goods including washer dryer and dishwasher
- Open plan living room / kitchen
- Popular location near Preston Park
- Allocated Parking space
- Water bill included within the rent
- Modern bathroom