

# John Hilton

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Est 1972



Total Area Approx sq ft

F1, 31 Edinburgh Road, Brighton, BN2 3HY

To view, contact John Hilton:  
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## F1, 31 Edinburgh Road, Brighton, BN2

3HY

- 2 double bedroom STUDENT PROPERTY £201.92 per person per week (students only)
- Available mid summer
  - Modern neutral décor
  - Furnished
  - Shared roof terrace
  - Popular location, situated on the Lewes Road, close to shops and amenities
  - Council tax band A
  - 11-month tenancy

- A holding deposit of £403.84 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
- Please note that rent is shown as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



| Energy Efficiency Rating                    |                            | Current   | Potential |
|---|----------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                            |           |           |
| (92 plus) <b>A</b>                          |                            |           |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> | <b>81</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**