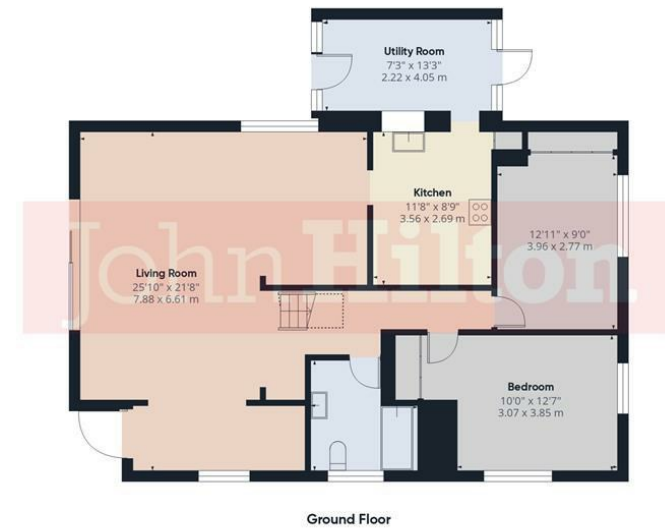




Total Area Approx 1506.96 sq ft

Approximate total area⁽¹⁾

1493 ft²
138.6 m²

Reduced headroom

79 ft²
7.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



16 Coombe Rise, Brighton, BN2 8QN

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

PCM £2,500 PCM



16 Coombe Rise, Brighton, BN2 8QN

- * Beautiful detached 4 double-bedroom family home set on a quarter-acre of land
- * Located in picturesque Saltdean, only a ten-minute drive to central Brighton
- * Double garage and unrestricted parking on street
- * Stunning far-reaching views from front and back, of the sea and the downs
- * Direct link to the Downs from the 600 sq metre garden
- * Open plan living room /diner
- * Separate kitchen and additional separate utility room
- * Unfurnished with white goods included
- * Available from early September
- * Sharers not permitted as no HMO licence -families only
- * Council tax band E

- A holding deposit of £ 576.92 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	57	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **E**

- Beautiful, Detached, Four Double-Bedroom Family Home Set on 1/4-Acre of Land
- Located in Picturesque Saltdean, Approx 10 Mins' Drive from Brighton
- Double Garage & Unrestricted Parking on Street
- Stunning Far-Reaching Sea & South Downs Views from Front & Rear
- Direct Access to the Downs from the 600 sqm Rear Garden
- Open-Plan Living Room/Diner
- Separate Kitchen & Separate Utility Room
- Unfurnished with White Goods Included
- Available from Early September
- Families Only - Sharers Not Permitted (No HMO Licence)