

# John Hilton

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Est 1972



Total Area Approx sq ft

LGFF, 21 Broad Street, Brighton, BN2 1TJ

To view, contact John Hilton:  
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## PCM £1,650 PCM

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# LGFF, 21 Broad Street, Brighton, BN2

1TJ

A MUST SEE BEACHSIDE STUDENT 2 BED | ONLY £190.38

- 2 rooms available in a 2 double bedroom, first floor STUDENT PROPERTY (full-time students only)
- £138.46 per person per week / £600.00 per month
- Separate kitchen
- Available 10/09/2026
- Modern neutral décor
- Furnished
- Individual tenancies
- Popular location just off St James's Street in Kemp Town
- Just off the seafront!
- Council tax band A
- 11-month tenancy
- A bills package is mandatory and covers gas, water, and electricity, unlimited usage £75.92 per person per month

- A holding deposit of £276.92 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
- Please note that rent is shown 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>			
(69-80) <b>C</b>		73	79
(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 2002/91/EC	

Council Tax Band: **A**

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

**John Hilton**