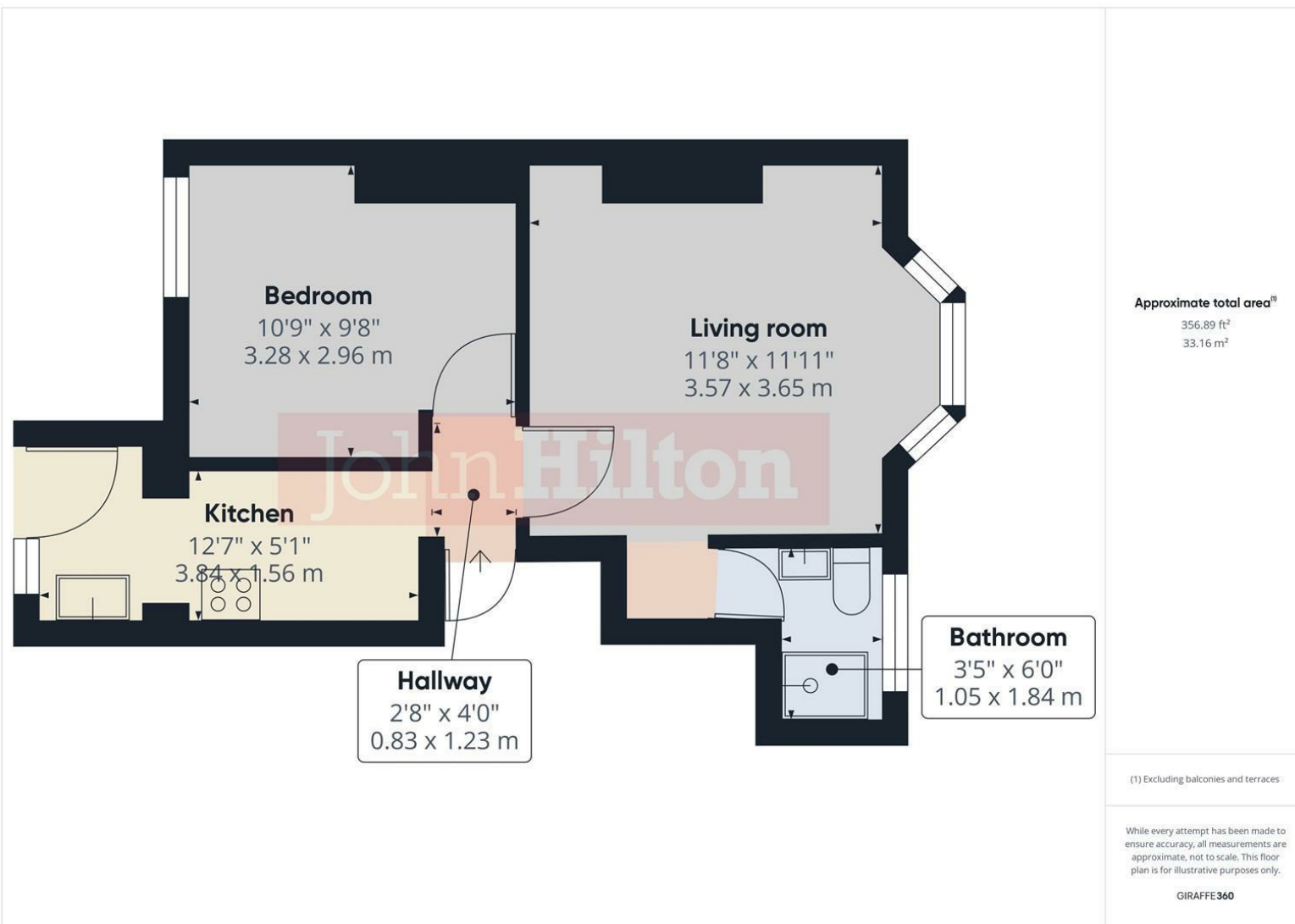


JohnHilton

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Est 1972



Total Area Approx 366.00 sq ft

19A Whippingham Road, Brighton, BN2 3PF

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 £1,300 PCM

view all our properties at:
www.johnhiltons.co.uk





19A Whippingham Road, Brighton, BN2

3PF

- A super cute one double bedroom first floor flat
- Sunny roof terrace leading off kitchen
- Separate living room / kitchen
- Working professionals only
- Available now
- Modern neutral décor
- Unfurnished with white goods
- Council tax band A

• A holding deposit of £300 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards 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

Communal Hallway

Stairs leading to first floor, shared with one other flat.

Entrance Hall

Lounge

3.67m x 3.61m (12'0" x 11'10")
plus bay window with brand new venetian blinds

Kitchen

3.89m x 1.88m (12'9" x 6'2")
Range of light wood effect units at eye and base level, fitted electric oven and halogen hob with extractor over. Fridge freezer. Recessed utility cupboard houses boiler and washing machine. Door to roof terrace

Bedroom

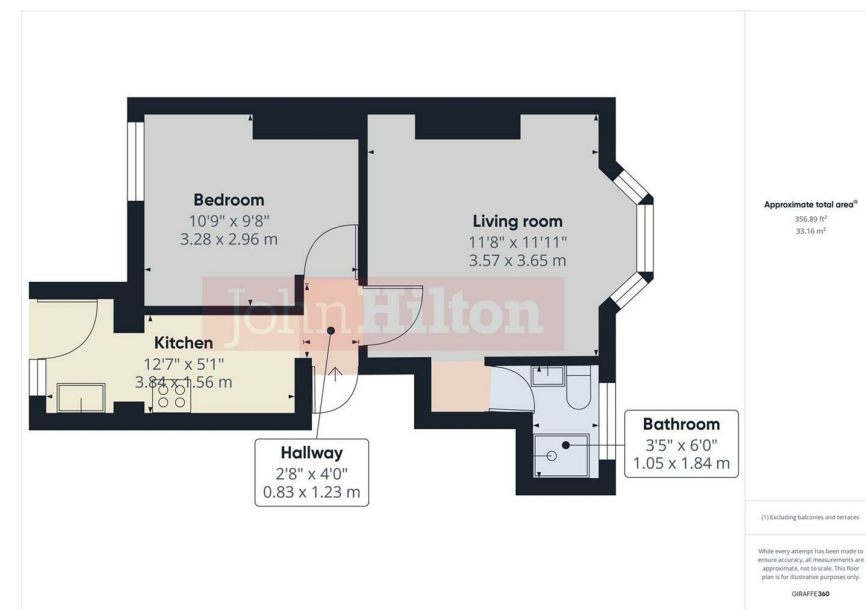
3.29m x 2.96m (10'9" x 9'8")
Window to rear

Shower Room

Quadrant shower enclosure with combi boiler fed mixer, low flush WC, wash hand basin with wall mirror and lights above

Roof Terrace

West facing. Paved with railings.



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		
	73	76
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**

- A one double bedroom first floor flat with roof terrace
- Working professionals only
- Available NOW
- £1,100.00 PCM
- Modern neutral décor
- Unfurnished with white goods
- he property consists of a separate, bright living room, modern kitchen and is situated just off the sought after Hanover area
- Council tax band A
- 6-12 month tenancy