

# 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:  
52 High Street, Rottingdean, BN2 7HF  
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01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**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)
- £190.38 per person per week / £825.00 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
- A bills package is mandatory and covers gas, water, and electricity, unlimited usage £75.92 per person per month

- A holding deposit of £190.38 pp 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: **A**