

House - Terraced

# TOTLAND ROAD, BRIGHTON

## £3,978



6 2 1 D

HOME JAMES  
LETTINGS & MANAGEMENT

# 6 Bedroom House - Terraced located in Brighton

Student House (£663pppm | £153pppw) | Fantastic Elm Grove Location | 6 Bedrooms  
| 2 Shower Rooms (1 with Bath) | Modern Fitted Kitchen with Dining Area | Sitting  
Room | Lawn Rear Garden | Gas Central Heating | Double Glazed | Inclusive Bills  
Package Available

Call us on

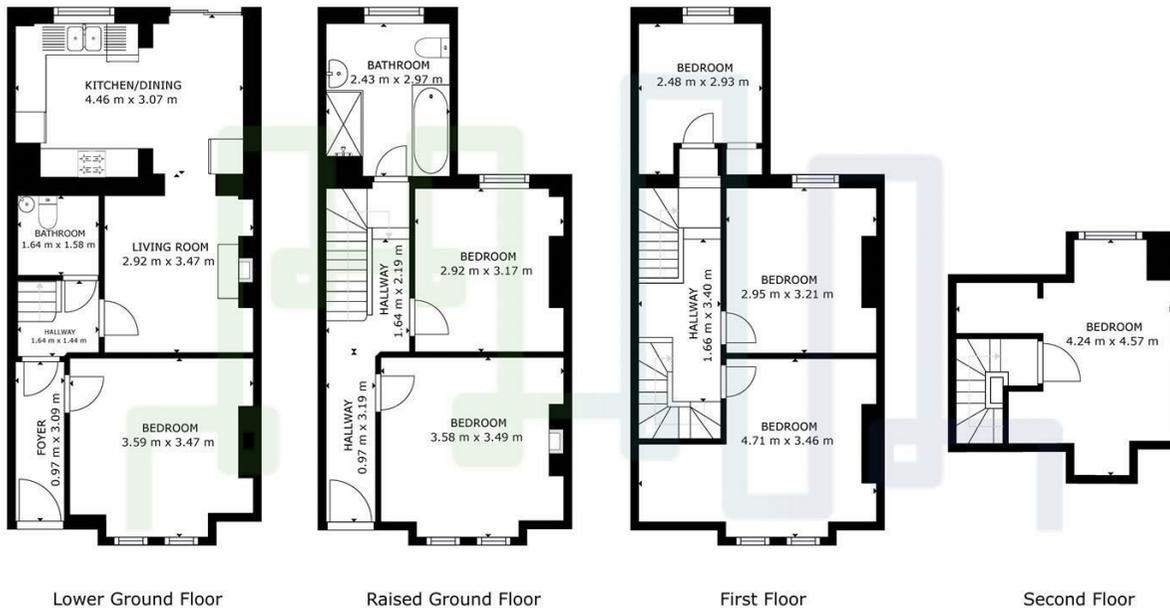
**01273 952280**

[info@homejameslets.co.uk](mailto:info@homejameslets.co.uk)

[www.homejameslets.co.uk](http://www.homejameslets.co.uk)

**Council Tax Band**

**C**



GROSS INTERNAL AREA  
 FLOOR 1: 46.14 m<sup>2</sup>, FLOOR 2: 39.05 m<sup>2</sup>, FLOOR 3: 39.59 m<sup>2</sup>, FLOOR 4: 15.46 m<sup>2</sup>  
 TOTAL: 140.24 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**HOME JAMES**  
 LETTINGS & MANAGEMENT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**HOME JAMES**  
 LETTINGS & MANAGEMENT