



Total Area Approx sq ft

F2, 26 Grand Parade, Brighton, BN2 9QB

To view, contact John Hilton:  
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**PCM £1,700 PCM**

## F2, 26 Grand Parade, Brighton, BN2

9QB

- Stunning 2 double bedroom ground floor flat
- Available now
- Fantastic location in Brighton town centre close to the beach and train station
- Newly decorated with modern decor throughout
- Part furnished (flexible) with white goods
- Open plan living room, kitchen
- Modern bathroom
- Sorry, no pets due to head lease restrictions
- Council tax band B

- A holding deposit of £392.30 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



- Stunning 2 Bedroom Ground Floor Flat on Grand Parade
- Fully Furnished
- Council tax band B
- Modern bathroom with shower over the bath.
- Large open-plan kitchen and living room.
- The kitchen comes fully equipped with a washing machine and fridge freezer.
- French doors to a small outside terrace.
- Available now.

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	
	69
	79
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **B**