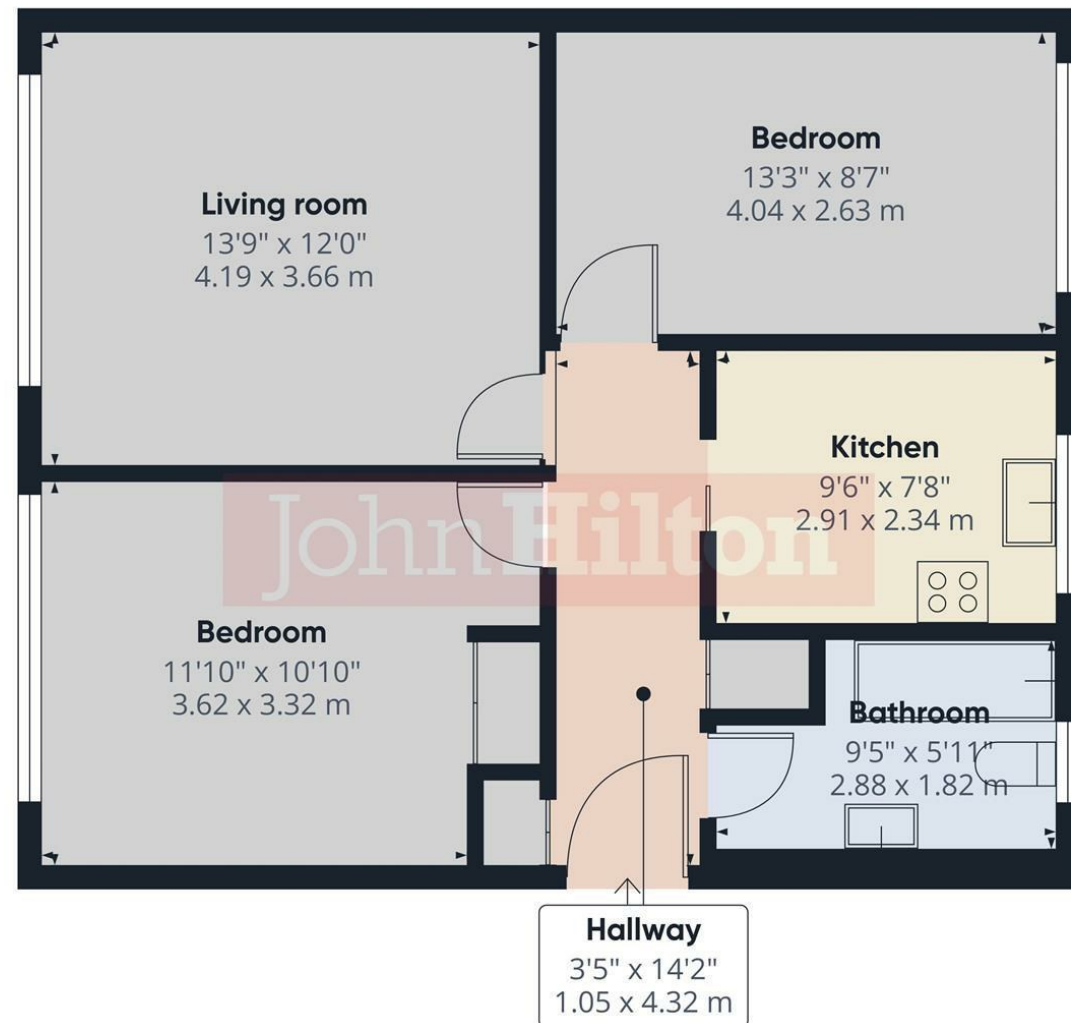


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Est 1972



Approximate total area⁽¹⁾
618 ft²
57.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx sq ft

7 Cownwy Court, Park Crescent, Brighton, BN2 7JB

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

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7 Cownwy Court, Park Crescent, Brighton, BN2 7JB

- Bright, airy and spacious second floor flat
- 2 double bedrooms
- Available 3rd October 2026
- Modern neutral décor
- Available Unfurnished or part furnished
- Separate living room and kitchen
- Bathroom with shower over bath
- Popular Rottingdean location, close to shops amenities and the sea
- No Pets as head lease does not permit
- Council tax band B

• A holding deposit of £334.61 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



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		
England & Wales	EU Directive 2002/91/EC	
	74	80

Council Tax Band: **B**

- Bright & Spacious Second Floor Flat
- Two Double Bedrooms
- Available 3rd October 2026
- Modern Neutral Decor
- Available Part-Furnished or Furnished
- Separate Living Room & Kitchen
- Bathroom with Shower Over Bath
- Popular Rottingdean Location, Close to Shops, Amenities & The Sea
- NO PETS as Lease Does Not Permit
- Council Tax Band B

