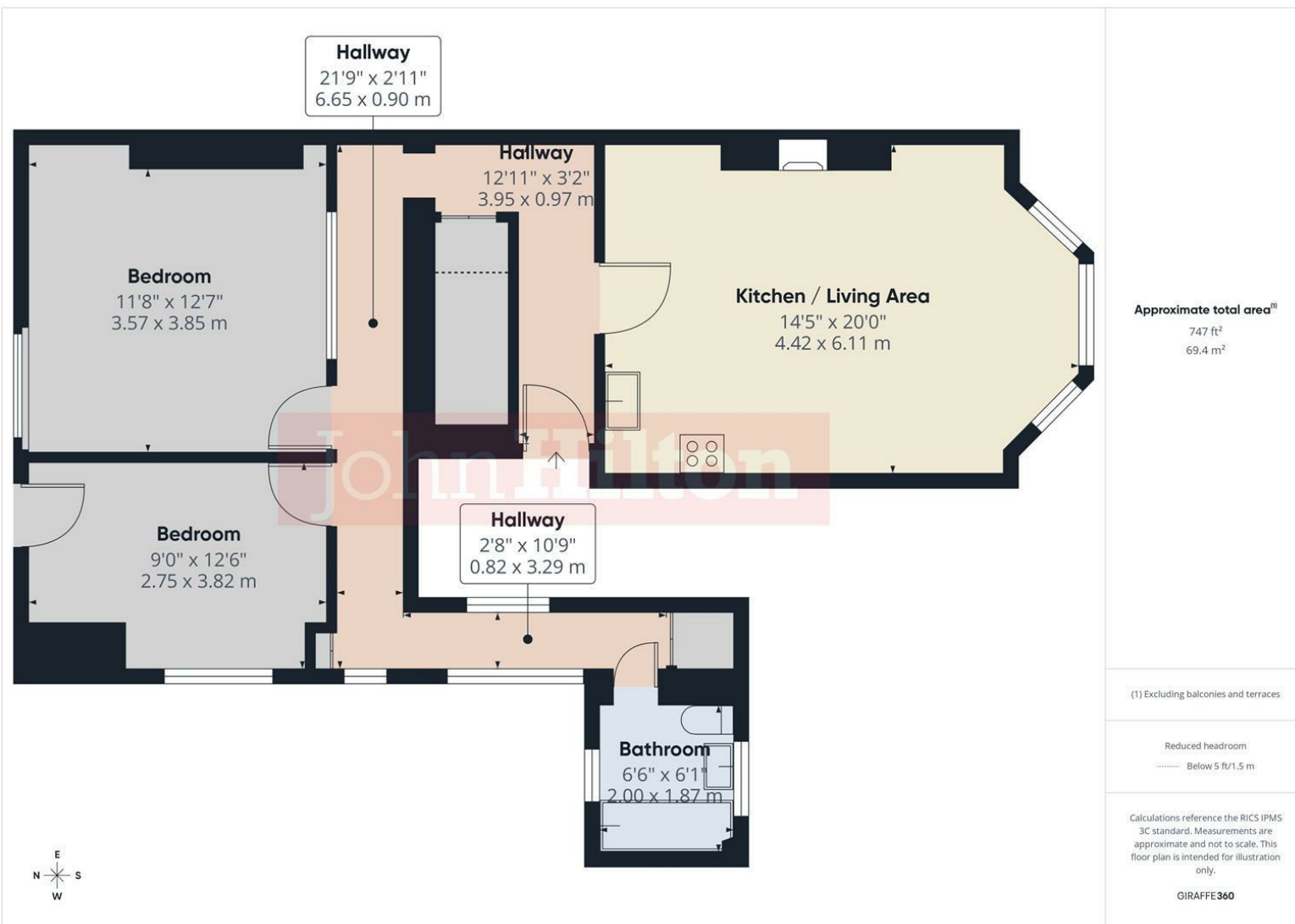


JohnHilton

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Est 1972



Total Area Approx 818.06 sq ft

GFF, 1 Buckingham Road, Brighton, BN1 3RA

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 £1,700 PCM

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





GFF, 1 Buckingham Road, Brighton, BN1 3RA

- Spacious 2 double bedroom ground floor flat with large sunny patio garden
- Central Brighton location, walking distance to Brighton City centre and Brighton Railway Station
- Available 16th November
- Modern neutral décor throughout
- Unfurnished with white goods included
- Open plan living room kitchen
- Pets permitted
- 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



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		
	66	79
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**