



Ground Floor



Floor 1

Approximate total area⁽¹⁾
892 ft²
82.7 m²



Floor 2



(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

11A Manchester Street, Brighton, BN2 1TF

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 £1,900 PCM



11A Manchester Street, Brighton, BN2 1TF

- 3 bedroom terraced house, 2 doubles and 1 single
- Garage for one car
- Available now
- Modern neutral décor
- Unfurnished with white goods
- Separate living room and kitchen
- One family bathroom and one en-suite
- Patio garden
- Popular Kemptown location, close to the sea and all amenities
- Pets considered
- Council tax band D
- 12-month tenancy
- Not suitable for 3 sharers, 2 sharers or a family only
- A holding deposit of £365.38 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		86
(81-91) B		
(69-80) C	69	
(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	

- Three bedroom family home arranged over 3 floors
- Patio Garden and Garage
- Fantastic central location
- Pets considered
- Separate Kitchen
- Family Bathroom and En Suite
- Available Now

Council Tax Band: **D**