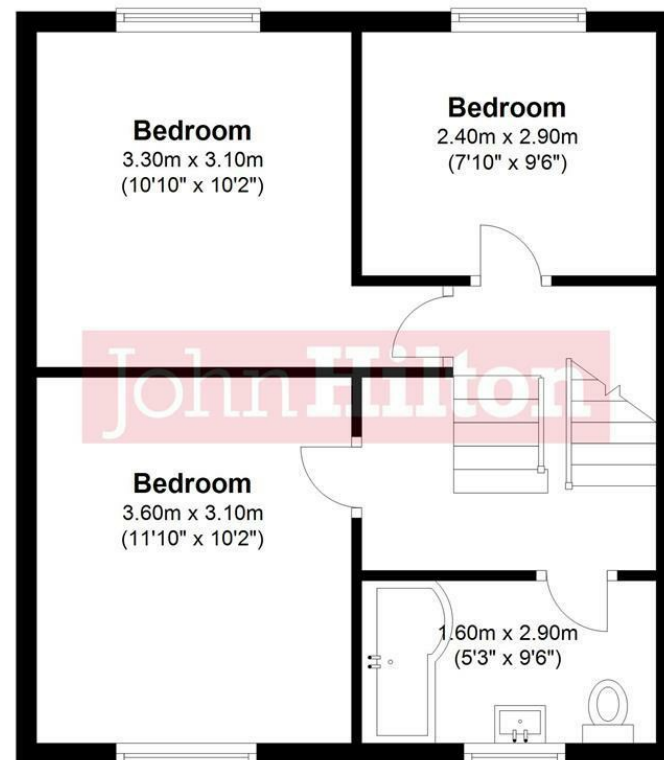


Ground Floor



First Floor



Total Area Approx sq ft

19 Kenilworth Close, Brighton, BN2 4LF

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](mailto:sales@johnhiltons.co.uk)

**PCM £1,800 PCM**





## 19 Kenilworth Close, Brighton, BN2 4LF

- 3 double-bedroom, well-presented end-of-terrace property (families only as not an HMO)
- Available 08 October 2026
- Modern neutral décor
- Unfurnished with white goods
- Separate living room and kitchen dining room
- Bathroom with WC and further WC
- Large garden with terrace area
- Popular location, close to schools and town centre
- Council tax band C

• A holding deposit will be required of £415.38 to secure the Property, which is equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go towards 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

### Front Garden

Lawned, Mostly paved with flower bed section, Side gate to rear garden.

### Wide Entrance Hall

Light wood flooring, split levels ,large built in cupboard, side door to garden.

### Lounge

3.94 x 3.60 (12'11" x 11'9")  
Patio doors to garden.

### Kitchen/Diner

4.00 x 3.26 (13'1" x 10'8")  
Range of modern unit at eye and base level, breakfast bar, space for dining table and chairs, gas point for cooler, extractor hood, spaces for fridge, freezer, washing machine and dishwasher, twin round bowl sinks with mixer tap.

### Split Level Landing

### Bedroom

4.00 (into door recess) x 3.44 (13'1" (into door recess) x 11'3")  
Window to front

### Bedroom

3.60 x 3.08 (11'9" x 10'1")  
Panoramic views of the surrounding area, access to loft space.

### Bedroom

2.75 x 2.47 (9'0" x 8'1")  
Window to front.

### Bathroom

Modern white suite consists of L shaped bath with electric shower over, shower screen, central mixer tap. Freestanding wash hand basin with mixer taps and cupboards below, Low flush WC, tiled flooring, mostly tiled walls and heated towel rail.

### Garden

Raised sun terrace with stunning views of open fields and surrounding area, paved patio area, pebble infilled section leads to lawned area with fenced boundaries.

### Side Garden

Pond with rockery and water feature.



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>87</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>64</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

Council Tax Band: **C**