

Approximate total area⁽¹⁾
370.43 ft²
34.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx sq ft

F2 (1st Fl), 22 Broad Street, East Sussex, BN2 1TJ

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 £1,600 PCM

F2 (1st Fl), 22 Broad Street, East Sussex, BN2 1TJ

Large double bedrooms - Prime City Location! ONLY SUITABLE FOR 2 SHARERS

Property Highlights:

- Large Double Bedrooms, near the beach/Pavilion
- Separate modern bathroom and kitchen for just 2 people
- Furnished, neutral décor and ready to move in
- Available from 09/09/2026

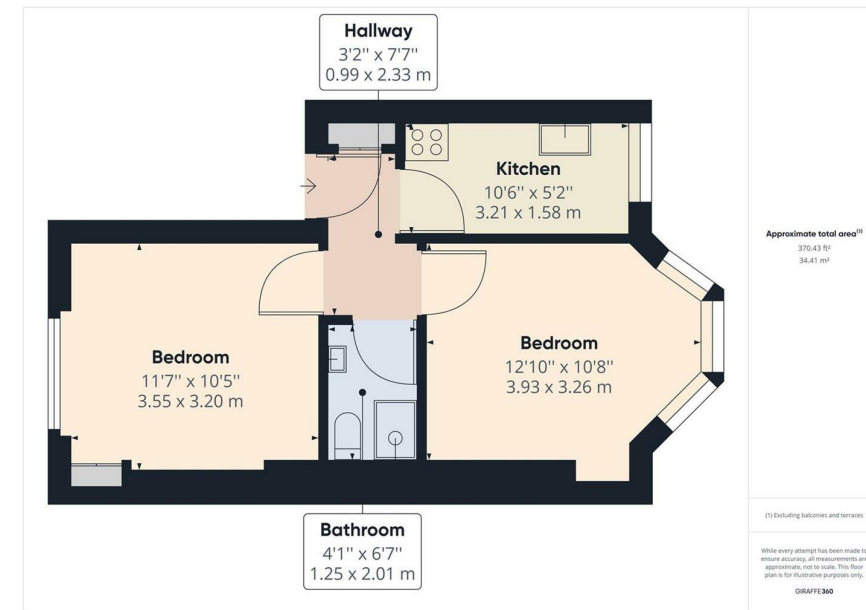
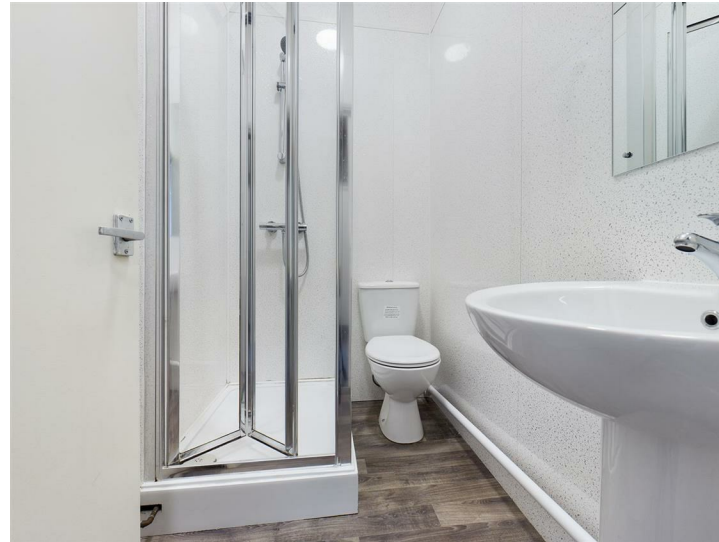
Rent & Bills:

- ONLY £184.61 per person per week / £800.00 per month
- Mandatory bills package
- Council Tax Band A

Secure Your Room:

- Holding deposit: £184.61 per tenant (1 week's rent), deducted from your first month's rent once referencing is complete.
- 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
- Please note that rent is shown per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly

** This property is available with a no deposit option, allowing eligible tenants to move in without paying a traditional tenancy deposit. Contact us for details. **



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: **A**