

Total Area Approx sq ft

GFF, 21 Broad Street, Brighton, BN2 1TJ

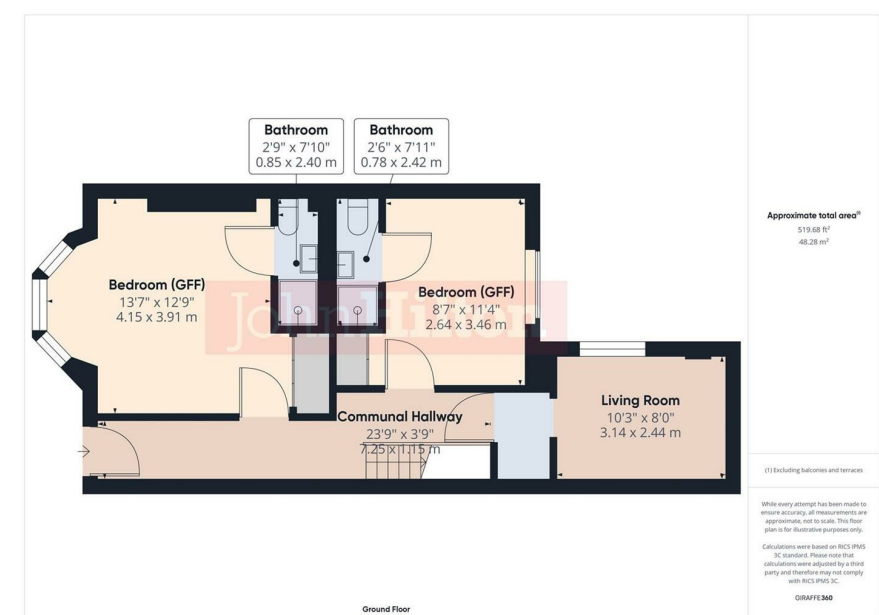
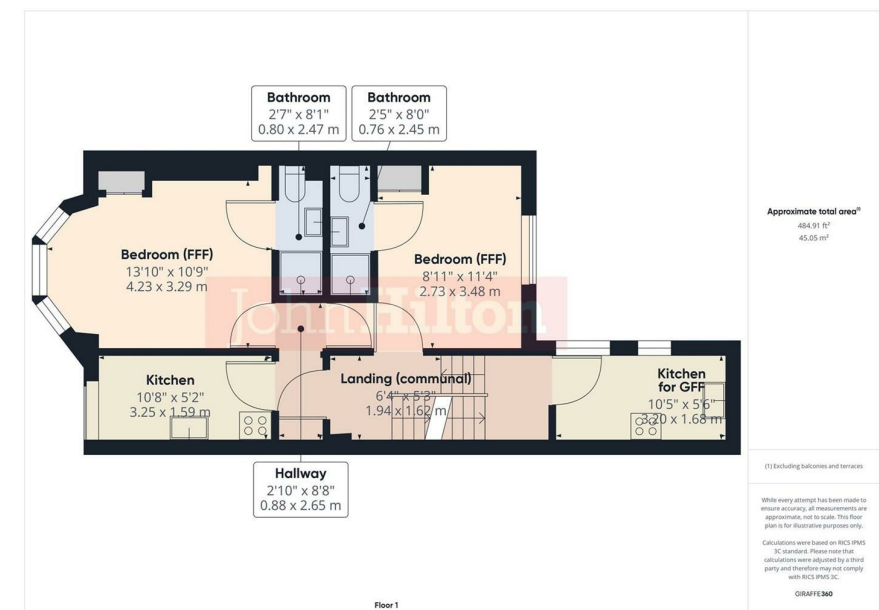
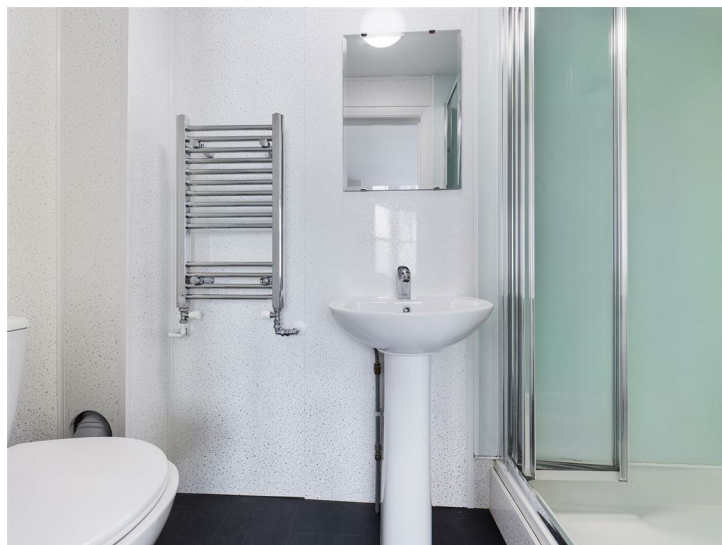
To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £800 PCM

GFF, 21 Broad Street, Brighton, BN2 1TJ

- 1 en-suites room available in a 2 double bedroom, first floor STUDENT PROPERTY (full-time students only)
- £184.61 per person per week / £800.00 per month
- Both bedrooms have en-suites and a separate kitchen and living room
- Available 28/08/26
- Modern neutral décor
- Furnished
- Individual tenancies
- Popular location just off St James's Street in Kemp Town
- Just off the seafront!
- Council tax band A
- A bills package is mandatory and covers gas, water, and electricity, unlimited usage £75.92 per person per month

- A holding deposit of £184.61 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
- 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



- Furnished student property
- Has recently been newly carpeted throughout
- £172.50 per person per week
- Available 01/09/2023 - 20/08/2024
- Kitchen is on a separate floor
- Let on individual tenancies, jointly responsible for joint facilities
- Excellent location just off St James's Street in Kemp Town
- Just off the seafront!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		72
(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	

Council Tax Band: **A**