



Total area: approx. 39.0 sq. metres (419.9 sq. feet)



Total Area Approx sq ft

F1, 45 Russell Square, Brighton, BN1 2EF

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 £1,450 PCM

F1, 45 Russell Square, Brighton, BN1

2FF

- Two-bed bedroom property
- Available now
- Modern neutral décor, new carpets
- Unfurnished with white goods
- Open plan living room, kitchen
- Shower room
- Central Brighton location
- Council tax band A
- 12-month tenancy

• A holding deposit of £334.61 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



- 1 double bedroom and 1 single bedroom property
- Available 23/09/2024
- Modern neutral décor
- Unfurnished with white goods
- Open plan living room kitchen
- Popular location close to shopping centre and a stone throw away from the beach and bars

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	
77	82
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **A**

