

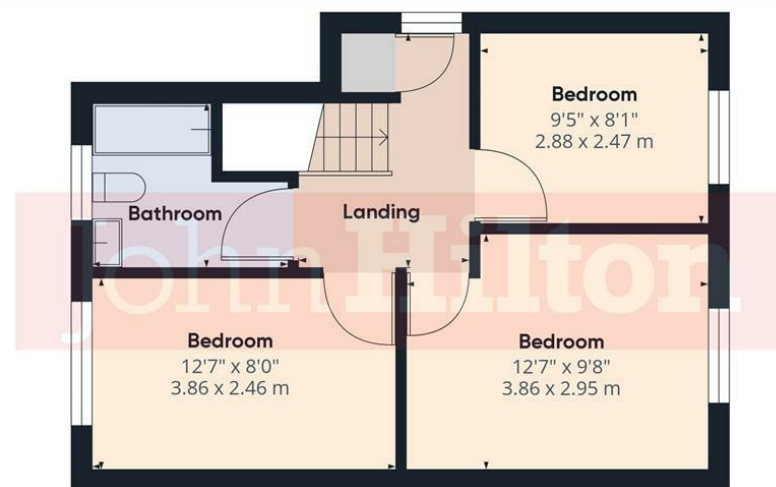
JohnHilton

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Est 1972



Ground Floor



Floor 1



Total Area Approx 815.80 sq ft

1a Dartmouth Crescent, Brighton, BN2 4HY

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

Per Calendar Month £2,000 Per Calendar Month

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1a Dartmouth Crescent, Brighton, BN2

4HY

- 5 / 4 double bedroom end of terrace house with patio garden
- Suitable for families or sharers
- Available now
- Modern neutral décor
- Unfurnished/ furnished with white goods
- Large living room with dining room and kitchen
- Family bathroom upstairs and separate downstairs WC
- Popular Bevendean location - unrestricted parking on street
- Council tax band D

- A holding deposit of £461.53 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		
(81-91) B		
(69-80) C		
(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: **D**

- Attractive End-of-Terrace House
- Three Bedrooms
- Generously Sized Accommodation
- Open-Plan Kitchen/Dining Room
- Bathroom & Separate WC
- Ideal First Time Buy or Buy to Let
- Previously Let as a Four-Bedroom HMO at £2,253 pcm or £27,040 pa
- Frequent Bus Links to City Centre & Unis
- Private Off-Road Parking Space
- NO ONWARD CHAIN