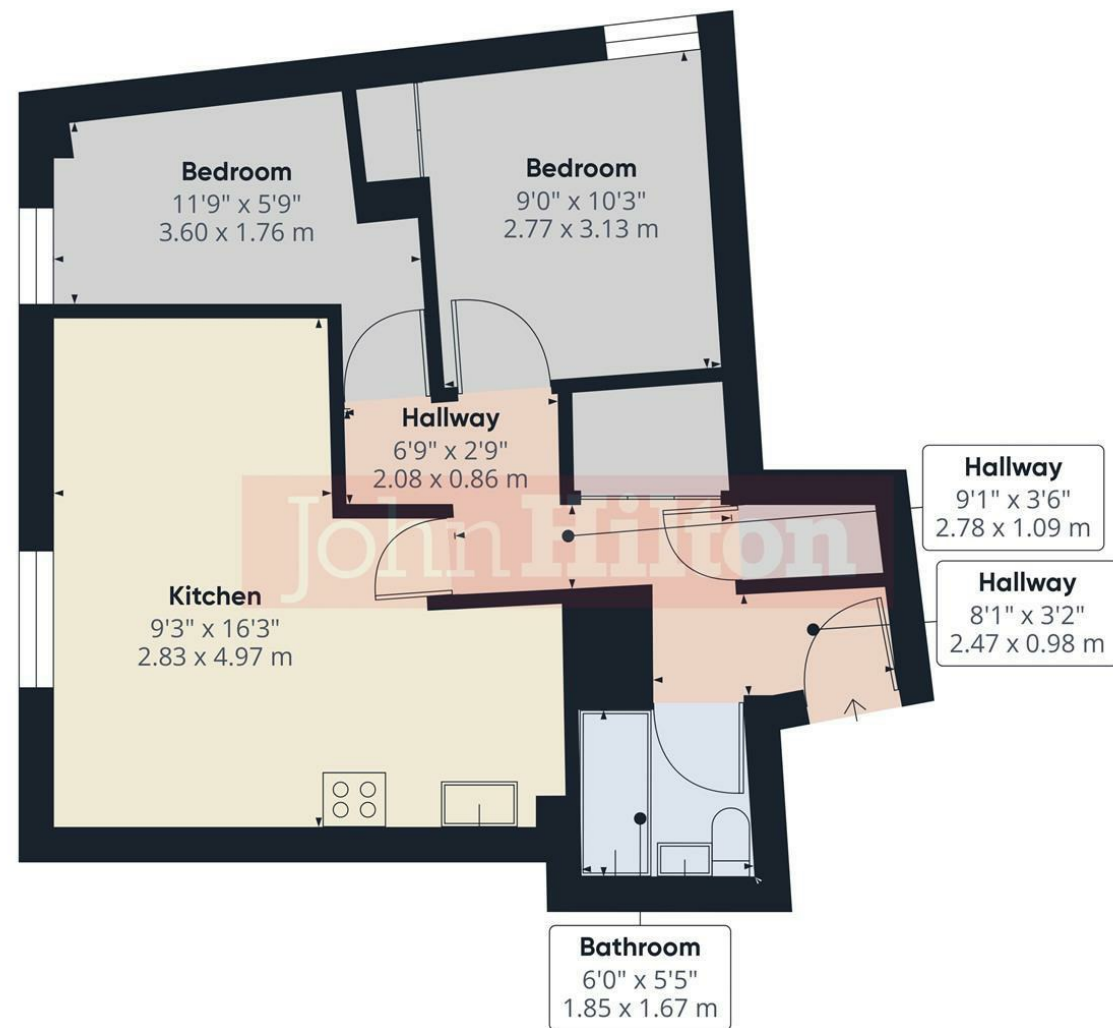


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Est 1972



Approximate total area⁽¹⁾
523.88 ft²
48.67 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

Horatio House Blackman Street, Brighton, BN1 4DY

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

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Horatio House Blackman Street, Brighton, BN1 4DY

- 2 Double Bed flat, in the center of Brighton
- * Stunning shared large roof terrace. Filled with plants and shrubs with seating areas.
- * Short walk to Brighton Station
- * Surrounded by all the magic of The Lanes
- * Bedroom with built-in storage and further large cupboard in the hallway.
- * Kitchen/ Diner with washing machine, breakfast bar and appliances.
- * Bathroom with Bath and overhead shower
- * Secure building with entry phone and lift.
- * Available 9th Sept 2026
- * Council Tax B

* A holding deposit of £334.61 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move in

* 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		
	75	82
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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