

TOTAL APPROX. FLOOR AREA 285 SQ.FT. (26.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Total Area Approx sq ft

F5 45 Grand Parade, East Sussex, BN2 9QA

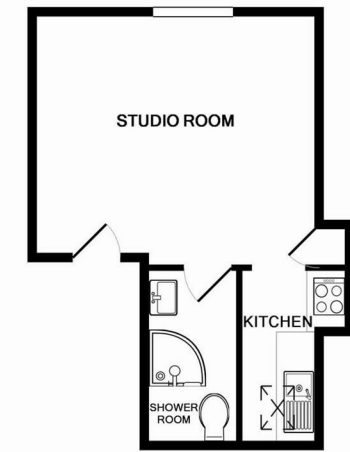
To view, contact John Hilton:
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01273 608151 or sales@johnhiltons.co.uk

PCM £975 PCM

F5 45 Grand Parade, East Sussex, BN2

9QA

- Super cute top floor studio apartment
- Fantastic central Brighton location, close to seafront
- Available 5th May 2026
- Modern neutral décor with new carpets
- Unfurnished with white goods
- Modern Shower Room
- No Pets
- A holding deposit of £219.23 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 referencina and contracts



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JohnHilton



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- Central location Studio apartment
- Modern neutral décor with new carpets
- Unfurnished with white goods
- Modern Shower Room
- Popular location, close to the seafront and Brighton Station
- Available Now

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	69
(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: