

Approximate total area<sup>(1)</sup>  
451.25 ft<sup>2</sup>  
41.92 m<sup>2</sup>

(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.

GIRAFFE360



Total Area Approx sq ft

F16, 21-23 Richmond Road, Brighton, BN2 3RL

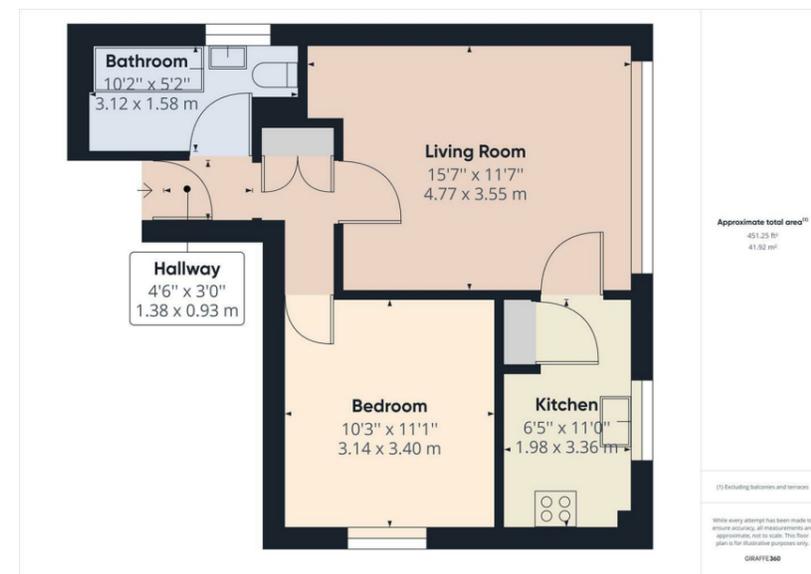
To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**PCM £1,350 PCM**

**F16, 21-23 Richmond Road,  
Brighton, BN2 3RL**

- \* 1 double bedroom STUDENT flat
- \* Available 28/08/2026
- \* 11 Month Contract
- \* Good size living room
- \* Separate kitchen
- \* Modern bathroom
- \* Modern neutral décor
- \* Council tax band A
- \* Communal gardens to the rear

\* A holding deposit 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  
 \* Please note that rent is shown as per person per week based on 52 weeks of the year as the rent is due monthly



- One double bedroom flat
- Good size living room
- Modern décor
- Separate kitchen
- Communal gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Council Tax Band: A**