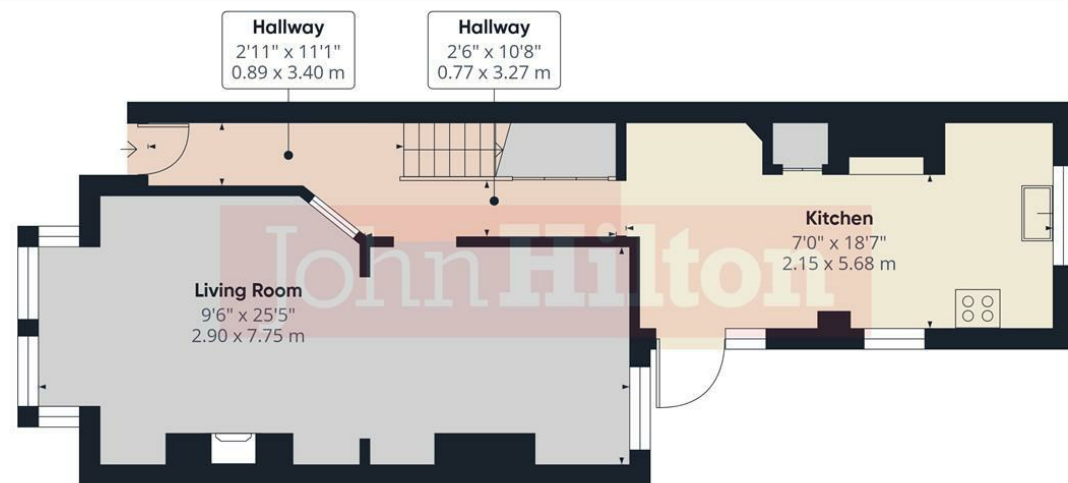


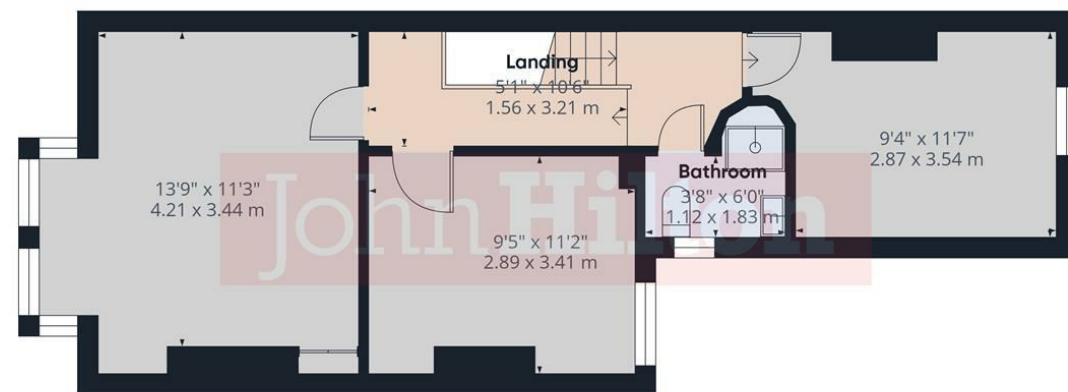
JohnHilton

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Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾
982 ft²
91.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx sq ft

42 Lowther Road, Brighton, BN1 6LG

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 £2,400 PCM

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42 Lowther Road, Brighton, BN1 6LG

- Large 3 double bedroom family home with garden
- Available now!
- Not suitable for 3 sharers due to no HMO licence
- Modern neutral décor, all newly painted with new carpets throughout
- Unfurnished with brand new white goods
- Large living room / dining room and separate kitchen
- Popular family location, near to schools and London Road train station
- Council tax band D

- A holding deposit of £553.84 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**

