

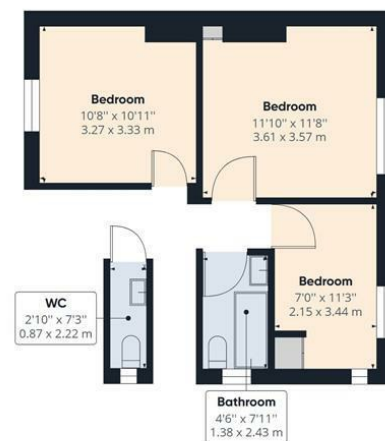
JohnHilton

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Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾
765.18 ft²
71.09 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.

GIRAFFE360



Total Area Approx sq ft

134 The Avenue, Brighton, BN2 4FD

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 £625 PCM

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134 The Avenue, Brighton, BN2 4FD

- 2 double bedrooms in a house share - £625.00 pcm (Students only)
- Available now
- Light neutral decor throughout
- Large living room leading to a patio and garden
- Separate kitchen with adjoining utility
- Bathroom with separate WC
- Gardening included in the rent
- On-street parking + driveway
- Popular location on The Avenue
- Council tax band C

* A holding deposit of £144.23 will be required to secure the property, which is equivalent to 1 week's 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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: **C**

