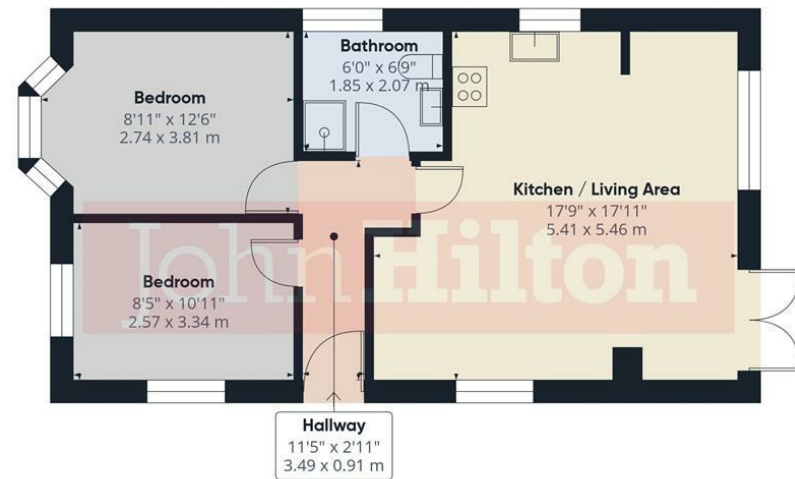


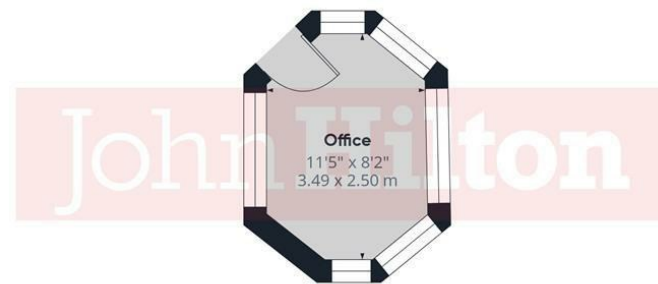
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Est 1972



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

653 ft²
60.6 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 559.73 sq ft

26 Farm Hill, Brighton, BN2 6BH

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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26 Farm Hill, Brighton, BN2 6BH

- Two-bedroom detached bungalow with a separate garden office
- Available from September 2026
- Modern neutral décor
- Unfurnished with white goods
- Good-sized open-plan living room, kitchen with patio doors leading to the garden
- Modern shower room
- Lovely south-facing garden with large patio area and garden shed
- Popular location, with easy access to local shops and bus routes
- Council tax band C

• A holding deposit of £403.84 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



- Detached bungalow
- South facing garden
- Garden office
- White goods included, washing machine, dishwasher, large fridge freezer
- Modern neutral decor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		66
(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**