

# JohnHilton

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Est 1972



Total Area Approx sq ft

F21, St Nicholas Lodge Church Street, Brighton, BN1 3LJ

To view, contact John Hilton:  
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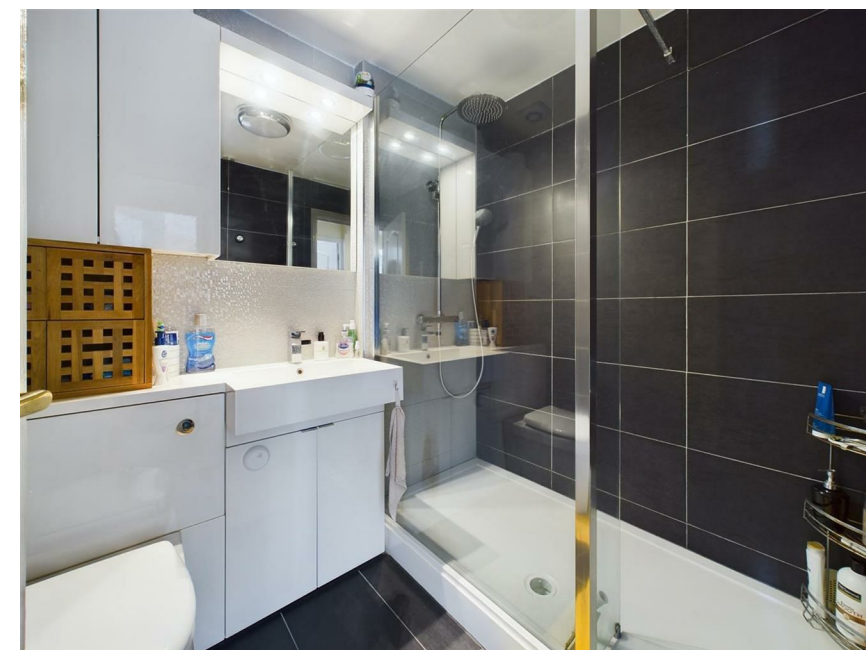
## F21, St Nicholas Lodge Church Street, Brighton, BN1 3LJ

- St Nicholas Lodge - 2 double bedroom
- Available 22nd January 2026
- 12-month tenancy
- WATER COSTS INCLUDED IN RENT
- Open Plan Living Space and kitchen
- Permit Parking ( Roadside ) Zone Y
- Central location in the City Center
- Close To Brighton Train Station
- Council Tax Band D

\* A holding deposit of £369.23 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 monthly\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	

- 2 double bedroom
- Available 12th of December 2024
- 12-month tenancy
- WATER COSTS INCLUDED IN RENT
- Open Plan Living Space and kitchen
- Permit Parking ( Roadside ) Zone Y

Council Tax Band: **D**