



Approximate total area⁽¹⁾
319.07 ft²
29.64 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

F4, 45 Grand Parade, Brighton, BN2 9QA

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 £1,275 PCM

F4, 45 Grand Parade, Brighton, BN2

9QA

- One double bedroom flat on the second floor
- Fantastic central location, close to Brighton station and the beach.
- Modern neutral décor and great views
- Unfurnished with white goods
- Open plan living room kitchen
- Available from 10th May
- Council tax band A
- Professional tenants only

- A holding deposit of £294.23 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
- 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	74	79
(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: **A**

