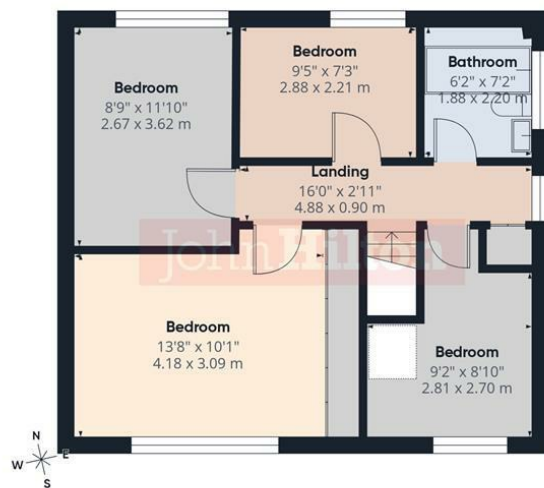




Approximate total area⁽¹⁾
1372 ft²
127.5 m²



(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

13 Lindfield Close, Brighton, BN2 8AP

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

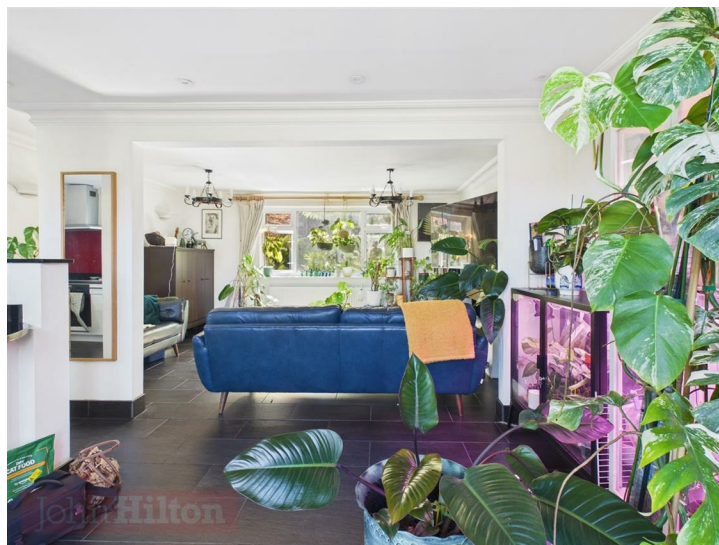
PCM £2,995 PCM



13 Lindfield Close, Brighton, BN2 8AP

- * Stunning, detached 4 bedroom family home
- * Beautiful garden, balcony and separate decked area.
- * Separate 1 bedroom self contained annexe, can be furnished or unfurnished
- * Tastefully decorated throughout with lots of character
- * Open plan kitchen/living room
- * Driveway parking, garage and free on street parking
- * Located in picturesque Saltdean, about 10 mins drive from Brighton
- * Available mid September
- * Unfurnished with white goods
- * Solar panels installed so low electricity costs
- * Sorry no sharers due to no HMO licence - families only
- * Council tax band C

- A holding deposit of £691.15 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	
	74	83

Council Tax Band: **C**

- Detached Four-Bedroom Family Home
- Beautiful Garden, Balcony & Separate Decked Area
- Separate One-Bedroom Self-Contained Annexe (Can be Furnished or Unfurnished)
- Tastefully Decorated Throughout with Lots of Character
- Open-Plan Kitchen/Living Room
- Driveway Parking, Garage & Free On-Street Parking
- Located in Picturesque Saltdean, Approx 10 Mins' Drive from Brighton
- Available Mid-September
- Unfurnished with White Goods
- Solar Panels Installed - Low Electricity Costs