

## Avalon, West Street, Brighton, BN1 2RP

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft

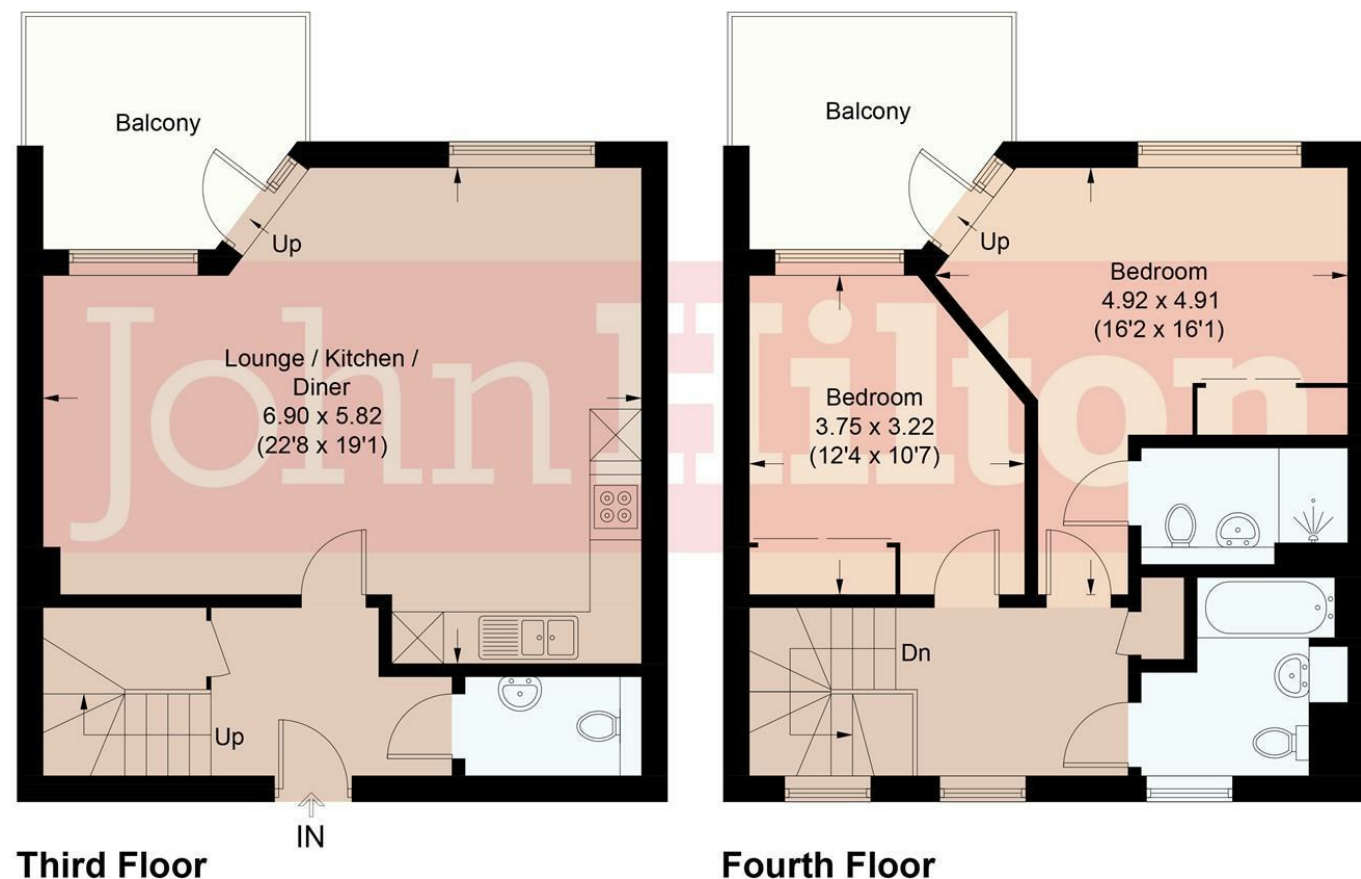


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 958.00 sq ft

Flat 49, Avalon West Street, Brighton, BN1 2RP

To view, contact John Hilton:  
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**PCM £2,000 PCM**



# Flat 49, Avalon West Street, Brighton, BN1 2RP

- Stunning 2 double bedroom property with two bathrooms and 2 balconies
  - Fantastic town centre location , with allocated parking space
  - Available 6th September
  - Unfurnished with white goods
  - Open plan living room kitchen
  - Master bedroom with Balcony and En Suite
  - No pets due to head lease
  - Council tax band E
- A holding deposit of £461.53 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                                   | 66                      |           |
| (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: E

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract