



Approximate total area⁽¹⁾
474 ft²
44.1 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 688.90 sq ft

26a Warren Way, Brighton, BN2 6PJ

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 £1,300 PCM

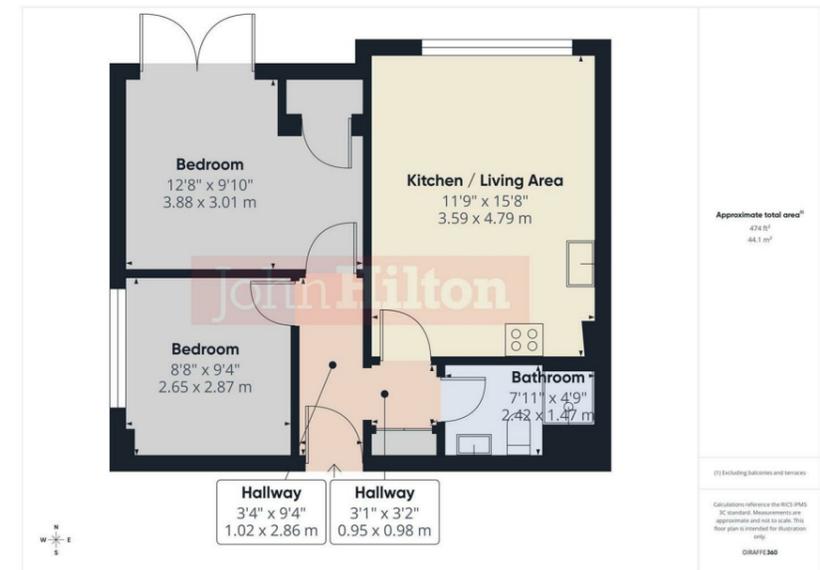
26a Warren Way, Brighton, BN2 6PJ

- 2 double bedroom property, situated in a prime position in Woodingdean, close to all shops and amenities.
- Available end of January
- Modern neutral décor, all brand new
- Unfurnished
- Separate living room and kitchen
- New bathroom
- Patio garden

- Council tax band B
- 12-month minimum tenancy
- Applicants must have UK homeowner guarantor
- Sorry no pets allowed

• A holding deposit of £300.00 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		71	74
(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: