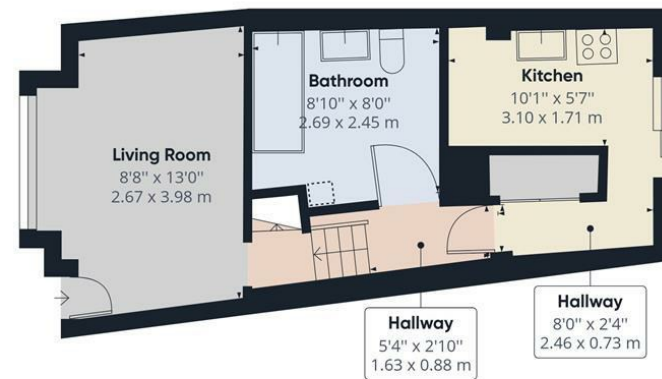


# JohnHilton

# JohnHilton

Est 1972



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

441.25 ft<sup>2</sup>  
40.99 m<sup>2</sup>

Reduced headroom

1.57 ft<sup>2</sup>  
0.15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

91 Milner Road, Brighton, BN2 4BR

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](mailto:sales@johnhiltons.co.uk)

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## 91 Milner Road, Brighton, BN2 4BR

- \* One double bedroom maisonette
- \* Large south-facing garden with a decked area to the rear
- \* Modern kitchen with appliances
- \* Separate street entrance
- \* Popular residential area
- \* On street parking, parking zone U, which is a light-touch zone with no waiting list
- \* Available now
- \* Council tax band A
- \* 12-month tenancy

\* A holding deposit of £288.46 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 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\*\*



- One double bedroom maisonette
- Lovely rear garden
- Modern neutral decor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **A**

