



Approximate total area^g

544.94 ft²
50.63 m²

Reduced headroom

6.62 ft²
0.61 m²



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

15 Orange Row, Brighton, BN1 1UQ

To view, contact John Hilton:
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132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £1,600 PCM

15 Orange Row, Brighton, BN1 1UQ

- 2 double bedroom property
- Available now
- Modern neutral décor
- Unfurnished with white goods
- Separate living room and kitchen
- Bathroom with bath with shower over
- Central Brighton location situated in the North Lanes and walking distance to Brighton Railway Station
- Council tax band A
- 12-month tenancy

• A holding deposit of £392.30 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			
(55-68) D		59	73
(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**