

# JohnHilton

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Est 1972



Total Area Approx sq ft

21 Broad Street, Brighton, BN2 1TJ

To view, contact John Hilton:  
127 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**PCM £1,292 PCM**

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# 21 Broad Street, Brighton, BN2 1TJ

- \*NO AGENCY FEES
- \*2 bedroom first floor flat £149pp pw
- \*Double bedrooms both en-suite
- \*Separate kitchen
- \*Let on individual tenancies, jointly responsible for joint facilities
- \*Excellent location just off St James's Street in Kemp Town
- \*Just off the seafront!
- \*Available 02 September 2021 to 20 August 2022
- \*Furnished student property

\* A holding deposit 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  
\* Please note that rent is shown as per person per week based on 52 weeks of the year as the rent is due monthly



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>		
(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		
England & Wales		
EU Directive 2002/91/EC		



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

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