

John Hilton

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Est 1972



Total Area Approx sq ft

44 Kimberley Road, Brighton, BN2 4EP

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

PCM £1,600 PCM

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- * 3 double bedroom student house £123.07 per person per week
- * Bills can be included at £14.62 pp pw (gas, water & electric on fair usage policy)
- * Further study room / spare single bedroom
- * Current kitchen/living room will become a kitchen diner with dining table and chairs.
- * Current downstairs bedroom will become separate living room with large sofa
- * All 3 beds will be doubles
- * Single room is spare/study
- * Locks on bedroom doors
- * Open plan kitchen diner
- * Separate livingroom
- * Separate WC and further shower room
- * Good size garden (gardening included within the rent)
- * 11 month tenancy
- * Available 20 September 2021
- * VIRTUAL TOUR AVAILABLE

* A holding deposit will be required to secure the property which is equivalent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	