

# John Hilton

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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 £1,295 PCM

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# 21 Broad Street, Brighton, BN2 1TJ

- \*2 bedroom lower ground floor flat £149pp pw
- \*Double bedrooms both ensuite
- \*Separate kitchen
- \*Excellent location just off St James's Street in Kemp Town
- \*Just off the seafront!
- \*Patio
- Available 21 August 2021
- \*12 month tenancy
- \*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) A			
(81-91) B			
(69-80) C		73	79
(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	