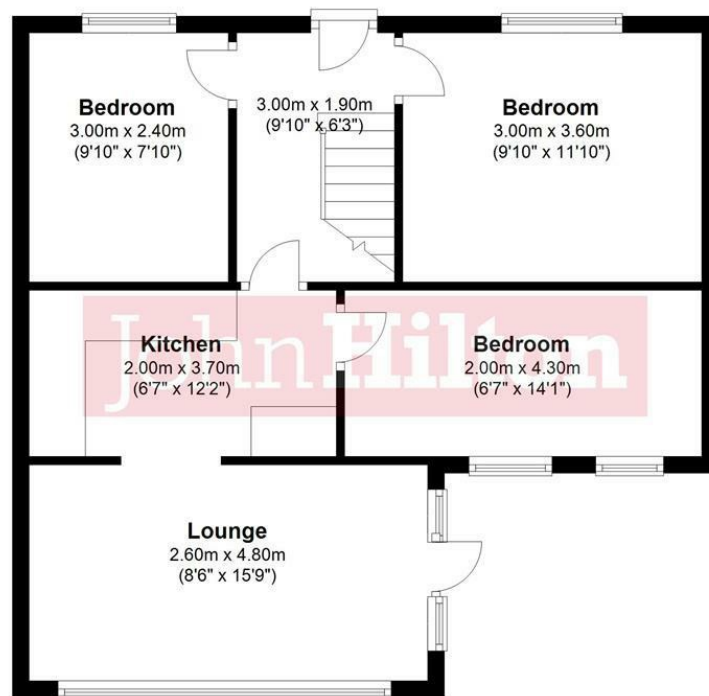


JohnHilton

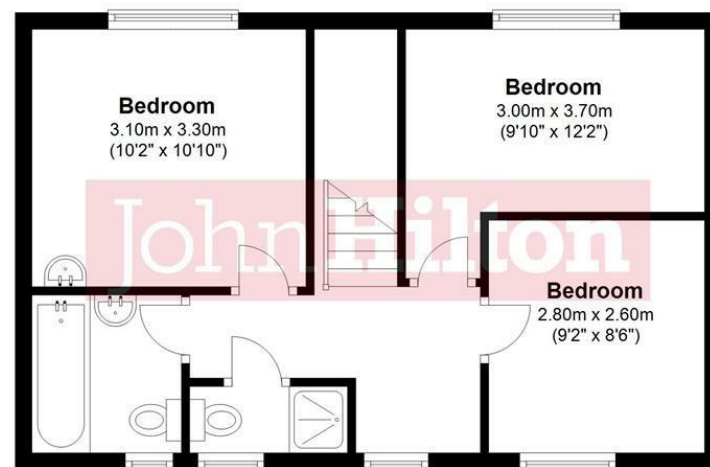
JohnHilton

Est 1972

Ground Floor



First Floor



Total Area Approx 914.93 sq ft

84 The Avenue, Brighton, BN2 4FA

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

PCM £2,800 PCM

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84 The Avenue, Brighton, BN2 4FA

- 6 bedroom student house **£107.69 pp pw**
- 5 doubles & 1 single
- Situated on The Avenue a short walk to Brighton University
- Neutral décor
- Bathroom and further shower room
- Kitchen leading onto the living room
- Off street parking for cars 3+
- Large rear garden, landlord pays for a gardener
- Furnished
- Gas Central Heating with British Gas Homecare

Available 21st August 2018
12 Month Contract
*Agency Fees Apply of £210.00 Per Person "inclusive of VAT"
*The above details are intended for information only and do not constitute an offer or form part of a contract



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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