

# John Hilton

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Est 1972



Total Area Approx sq ft

46 Riley Road, Brighton, BN2 4AH

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

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# 46 Riley Road, Brighton, BN2 4AH

STUDENT HOUSE \*\*£129.23 PP PW\*\*  
 \*5 bedroom student house  
 \*Modern neutral décor throughout  
 \*Sited just off Lewes Road on Riley Road  
 \*Property benefits from shower room and further bathroom on both floors  
 \*Good size open plan living room kitchen  
 \*Garden  
 \*Available 8th September 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

\*\* We can offer an all-inclusive bill package with this property which will include Gas / Electric & Water at an additional price per month. Please contact the office for more information. \*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		