

# JohnHilton

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Est 1972



Total Area Approx sq ft

1 Argyle Road, Brighton, BN1 4QA

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

**PCM £2,860 PCM**

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# 1 Argyle Road, Brighton, BN1 4QA

\*NO AGENCY FEES\*  
\*A 6 double bedroom student house  
\*£110.00 pp pw  
\*Laid out over three storeys and a good size property in an excellent location  
\*Situatued just off the London Road in a popular location  
\*A short walk from Brighton Railway Station  
\*20 min walk to the city centre  
\*Modern neutral décor throughout  
\*Large open plan living room kitchen area  
\*Two bathrooms  
\*Unfurnished  
\*Available 11 September 2019  
\*11 Month contract  
\*Furnished with what's left in the property but landlord will not change/replace  
Bills can be Included within the rent on a Fair Usage Policy for £13.27 per person per week  
The bills which can be included are Gas, Electric, Broadband and Water worked out on the usage below:  
KWH Usage:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	57
(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		
(39-54) E	40	52
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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

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