

# JohnHilton

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Est 1972



Total Area Approx sq ft

28 St. Martins Place, Brighton, BN2 3LE

To view, contact John Hilton:  
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**PCM £3,250 PCM**

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# 28 St. Martins Place, Brighton, BN2 3LE

\*6 bed Student house £125 pp pw  
\*Situatd close to Lewes Road & The Level  
\*Excellent transport links to the Universities.  
\*The house is arranged over 4 floors with 6 bedrooms ALL WITH EN-SUITE.  
\*The property also benefits from a generous patio space to the rear and a separate w/c.

\*A holding deposit will be required which is equivalent to 1 weeks rent which will go towards the first months rent when you move in.  
\*\* 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		83
(69-80) C	70	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(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		

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