

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

PCM £625 PCM

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www.johnhiltons.co.uk





21 Broad Street, Brighton, BN2 1TJ

- *NO AGENCY FEES
- *1 bedroom second floor flat £144.23pp pw including electric
- *Double bedrooms with en-suite
- *Shared kitchen with one other unit
- *Let on individual tenancies, jointly responsible kitchen
- *Excellent location just off St James's Street in Kemp Town
- *Just off the seafront!
- *Available mid September
- *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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | 78 |
| (81-91) B | | |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales EU Directive 2002/91/EC | | |