

# John Hilton

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Est 1972



Total Area Approx sq ft

96 Lewes Road., BN2 3QA

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

**PCM £975 PCM**

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# 96 Lewes Road., , BN2 3QA



- \* 2 Bedroom second floor flat
- \* Redecorated throughout
- \* Open plan living/dining/kitchen area
- \* Modern Kitchen
- \* UPVC Large bay window in the living area
- \* Water is included in the rent
- \* Available NOW!
- \* 12 month Tenancy
- \* Unfurnished
- \* Close to local amenities and public transport

\* 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	