

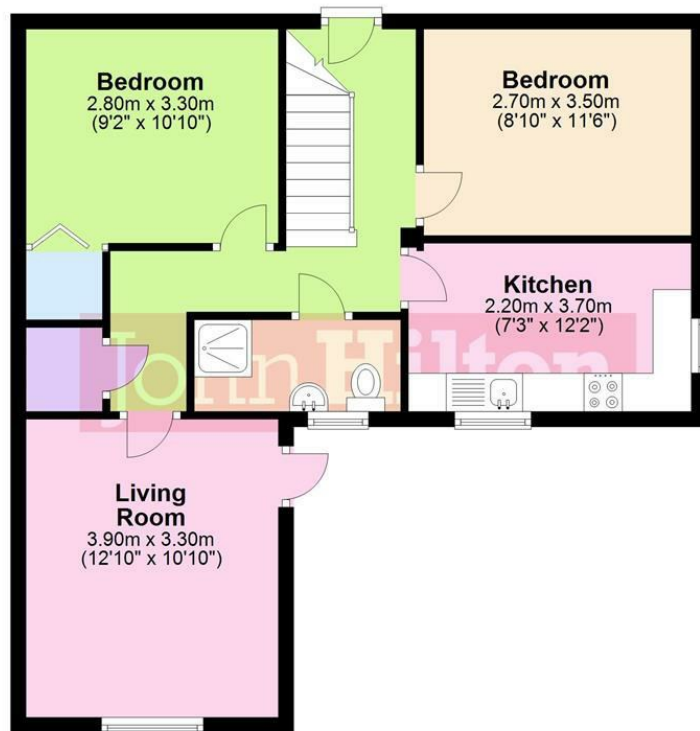
# John Hilton

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Est 1972

## Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 100.2 sq. metres (1078.5 sq. feet)



Total Area Approx sq ft

24 The Highway, Brighton, BN2 4GB

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

**£2,775**

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## 24 The Highway, Brighton, BN2 4GB

- \* 5 double bedroom furnished student house \*£128 pp per week
- \* Good size accommodation
- \* Modern decor
- \* Separate kitchen
- \* 2 bathrooms (shower room and main bathroom)
- \* Separate living room
- \* Good size garden - Gardener included
- \* Ideal location as situated opposite Brighton University
- \* Off street parking for 3 cars
- \* Available 23 August 2021
- \* 12 Month Contract
- \* VIRTUAL TOUR AVAILABLE

\*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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		