

JohnHilton

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Est 1972



Total Area Approx sq ft

22 F1, (GF) Broad Street, East Sussex, BN2 1TJ

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

PCM £1,378 PCM

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www.johnhiltons.co.uk





22 F1, (GF) Broad Street, East Sussex, BN2 1TJ

*Newly renovated 2 double bedroom raise ground floor seafront flat
*Each bedroom is furnished with a double bed, wardrobe, desk, chair and sofa
*Communal bike storage to the building
*Situating right on the seafront, if you're going to live in Brighton it might as well be by the sea!
*Ideal location in Kemp Town, a short walk to town and close to lots of shops and bars
*Everything was renovated in the Summer of 2019, new kitchen, bathroom, decor, carpets, blinds, furniture etc
*£159pp pw
*Available 18 September 2021 - 13th August 2022
*11 month contract

* 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
England & Wales	EU Directive 2002/91/EC	