

# JohnHilton

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Est 1972



Total Area Approx sq ft

22 F2, (1st Fl) Broad Street, East Sussex, BN2 1TJ

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

**PCM £1,378 PCM**

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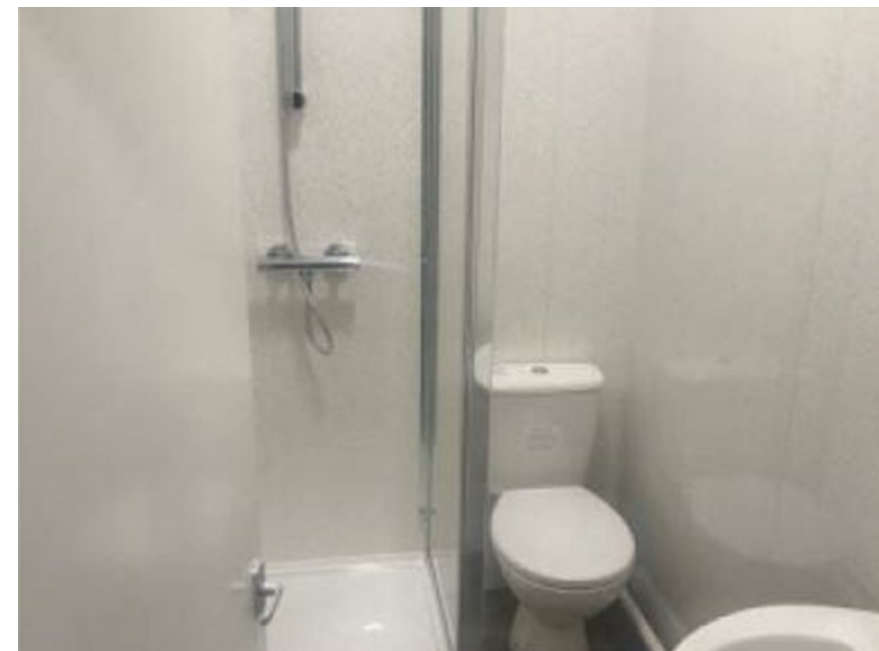
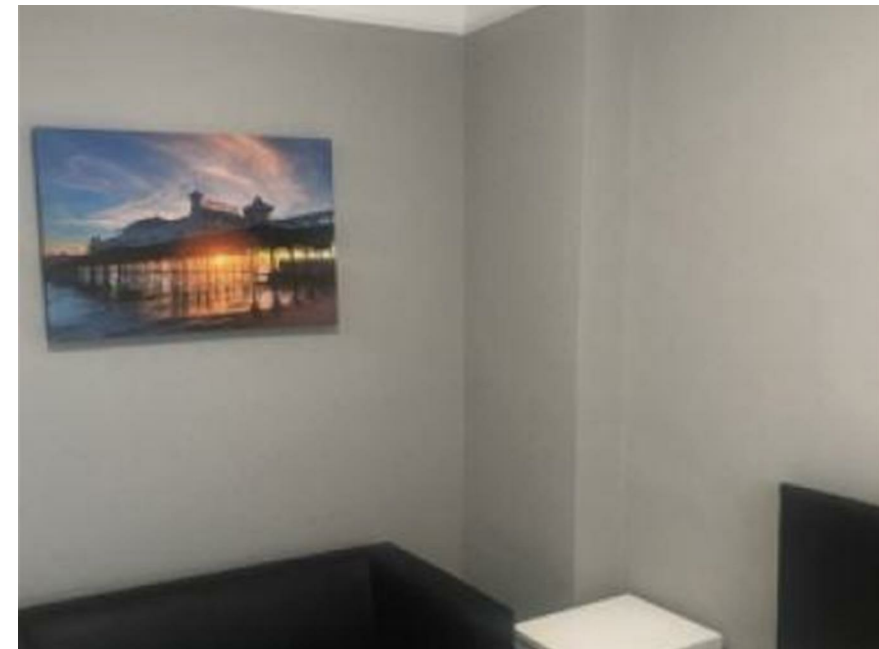




# 22 F2, (1st Fl) Broad Street, East Sussex, BN2 1TJ

\*Location, location, location!  
\*Newly renovated 2 double bedroom second floor seafront flat  
\*Each bedroom is furnished with a double bed, wardrobe, desk, chair and sofa  
\*Communal bike storage to the building  
\*Situated 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 18th 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\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	78
(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	

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

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