

# John Hilton

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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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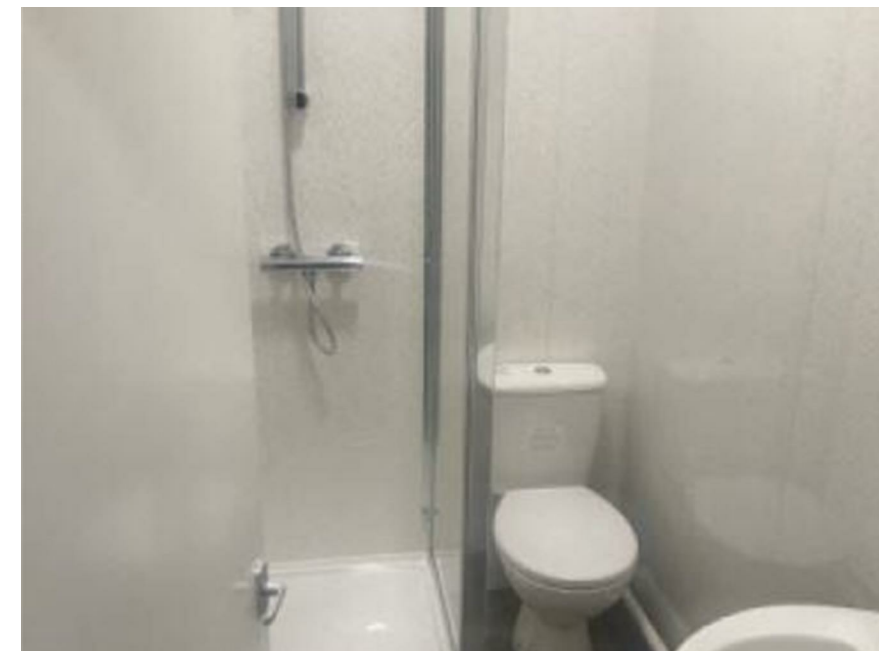
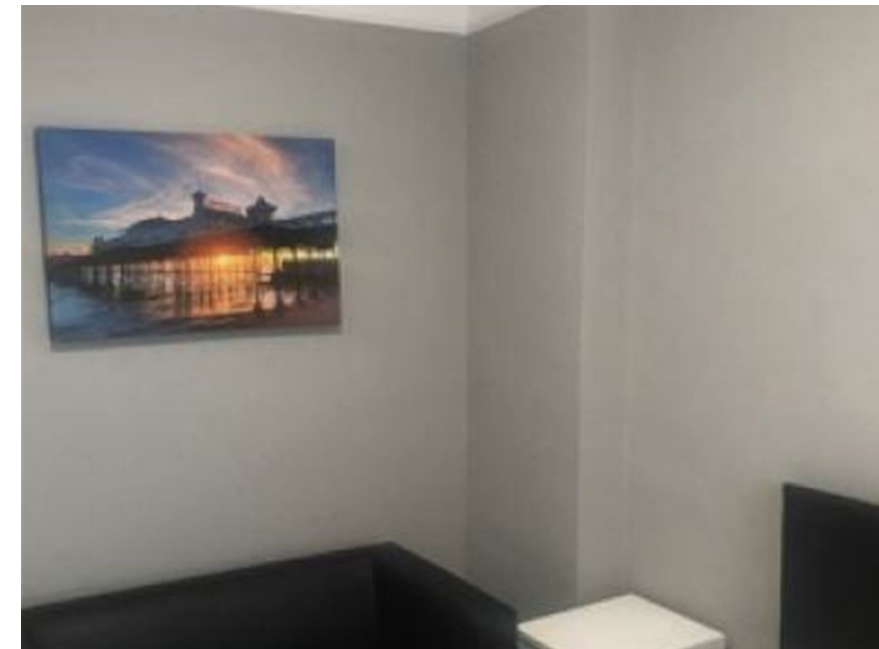




## 22 F2, (1st Fl) Broad Street, East Sussex, BN2 1TJ

\*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	