

Total Area Approx sq ft

TFF, 21 Broad Street, Brighton, BN2 1TJ

To view, contact John Hilton:  
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**PCM £1,500 PCM**





## TFF, 21 Broad Street, Brighton, BN2 1TJ

Student Property -Prime City Location! - Partial sea views!

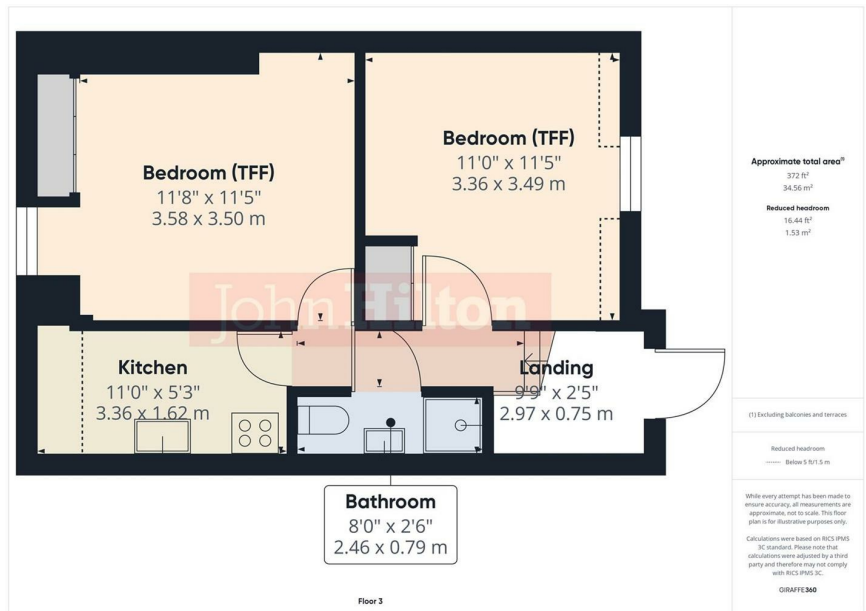
- Modern neutral décor
- Furnished
- 2 double bedroom, top floor, STUDENT PROPERTY (students only)
- £178.84 per person per week / £775.00 per month
- Mandatory bills package = £79.21 per person per month (pppm). This bills package covers gas, electricity, and water
- Shower room and a separate kitchen
- Available 21st August 2026
- Individual tenancies
- Popular location just off St James's Street in Kemp Town
- Just off the seafront!
- Patio
- Council tax band A
- 11-month tenancy

- A holding deposit of £357.69 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go toward the first month's rent
- 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 per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**



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

JohnHilton