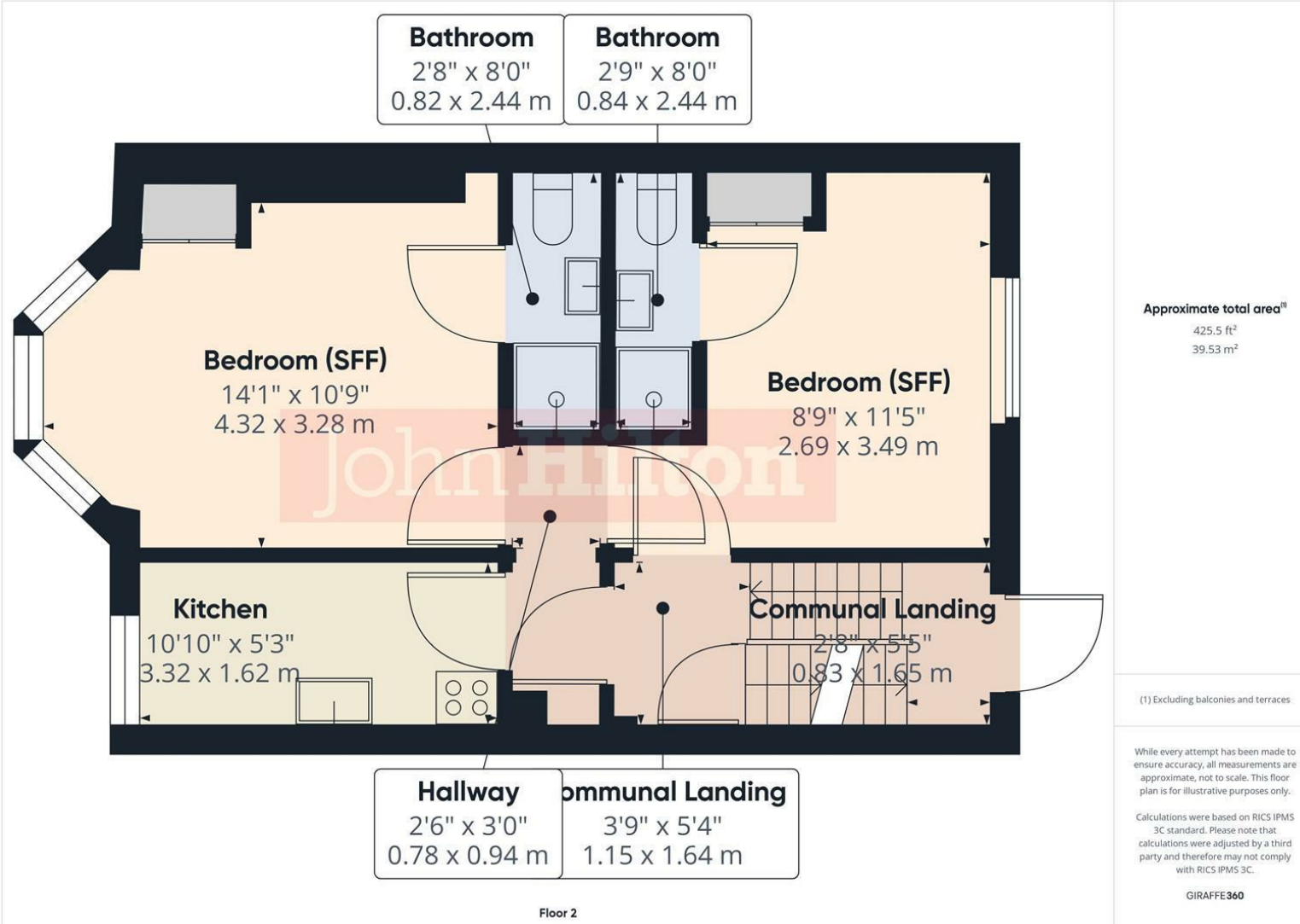


JohnHilton

JohnHilton

Est 1972



Total Area Approx sq ft

SFF, 21 Broad Street, Brighton, BN2 1TJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

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The UK's number one property website

PrimeLocation.com



SFF, 21 Broad Street, Brighton, BN2 1TJ

Student Property – 2 En Suites with double bedrooms -Prime City Location!

Property Highlights:

- 2 Large Double Bedrooms, each with a private en suite
- Separate modern kitchen with neutral décor
- Furnished and ready to move in
- Individual tenancies – rent your own room securely or with a friend
- Available from 28/08/2026
- 11-month tenancy

Rent & Bills:

- ONLY £173.07 per person per week / £750.00 per month
- Mandatory bills package = £79.21 per person per month (pppm). This bills package covers gas, electricity, and water
- Council Tax Band A

Secure Your Room:

- Holding deposit: £173.07 PER TENANT (1 week's rent), deducted from your first month's rent once referencing is complete.
- 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) 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		
	72	83
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**