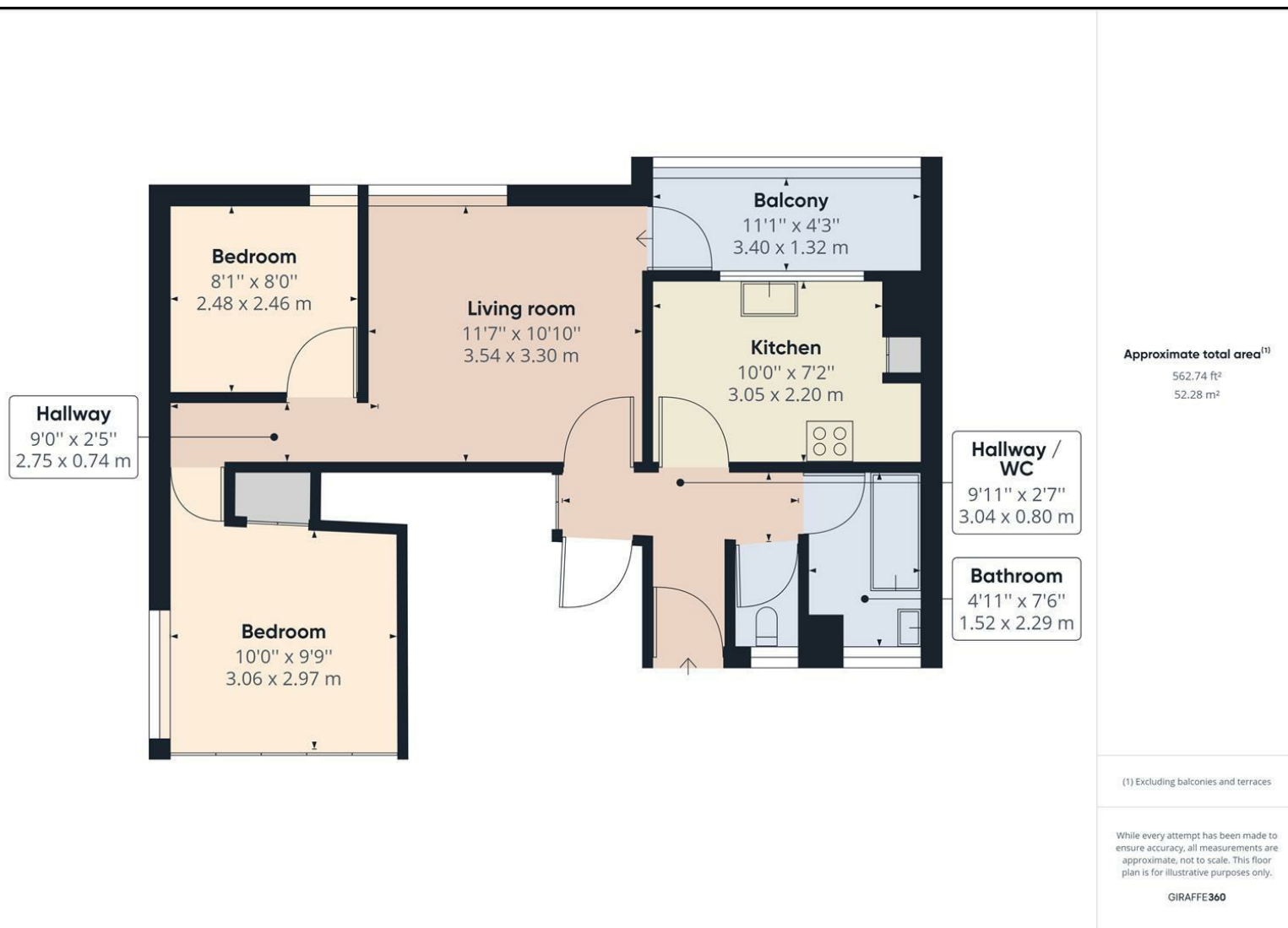


# JohnHilton

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Est 1972



Total Area Approx sq ft

1 Selsfield Drive, Brighton, BN2 4HA

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
127 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

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# 1 Selsfield Drive, Brighton, BN2 4HA

- \* A spacious 3 double bedroom ground floor flat
- \* Available 26th of august 2023
- \* 12 month tenancy
- \* rent only £138.46 per person per week
- \* Bills can be included to include Gas, Water, and Electric at additional cost (subject to change )
- \* Excellent location situated on the Lewes Road, just a few minutes walk of Brighton University's main campus and student union
- \* A short walk to Moulsecoomb Station and Lewes Road bus stops - both of which take you quickly into the city
- \* The flat is a spacious three-bed with comfortable living and dining area that is separate to the kitchen
- \* It benefits from an enclosed balcony area that functions as a laundry and storage area
- \* The living room has a comfortable sofa with dining space as well as shelves for storage
- \* Council tax band A

\* 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



- A spacious 3 double bedroom ground floor flat

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

