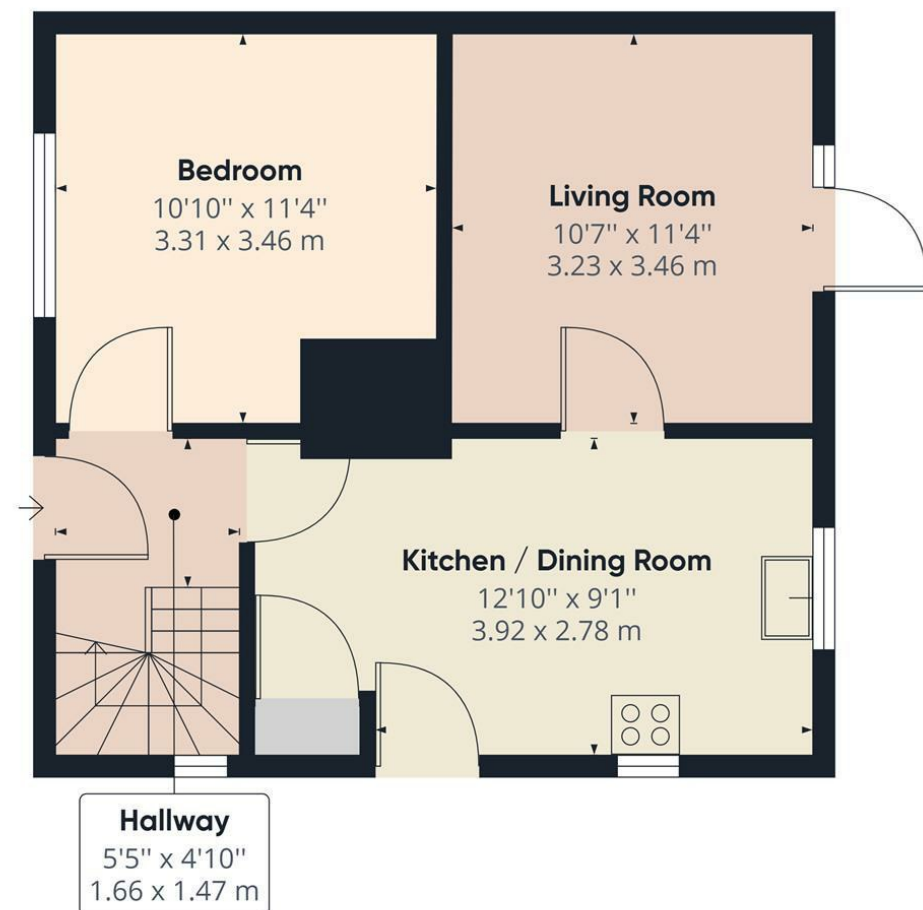


# JohnHilton

# JohnHilton

Est 1972



Ground Floor

Approximate total area<sup>(1)</sup>  
437.19 ft<sup>2</sup>  
40.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx 893.40 sq ft

11 Staplefield Drive, Brighton, BN2 4RJ

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

**PCM £2,045 PCM**

view all our properties at:  
[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)



**Zoopla**

**onTheMarket.com**

**rightmove.co.uk**  
The UK's number one property website

**PrimeLocation.com**





# 11 Staplefield Drive, Brighton, BN2 4RJ

- \* A lovely 4 double Bedroom Student House
- \* £118.00 per person per week
- \* Available 21st August 2023
- \* Modern neutral décor
- \* Separate living room
- \* Large kitchen with table
- \* On street parking, Zone D
- \* Furnished
- \* Gas Central Heating
- \* Nice size garden with gardening included
- \* Side access to garden for bikes
- \* 11 month tenancy
- \* Council Tax Band A

\*A holding deposit of £472.00 will be required to secure the property which is equivalent to one weeks rent. Once referencing is complete the holding deposit will go towards the first months 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.

\*Please note that rent is shown as per person per week based on 52 weeks of the year as the rent is due monthly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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