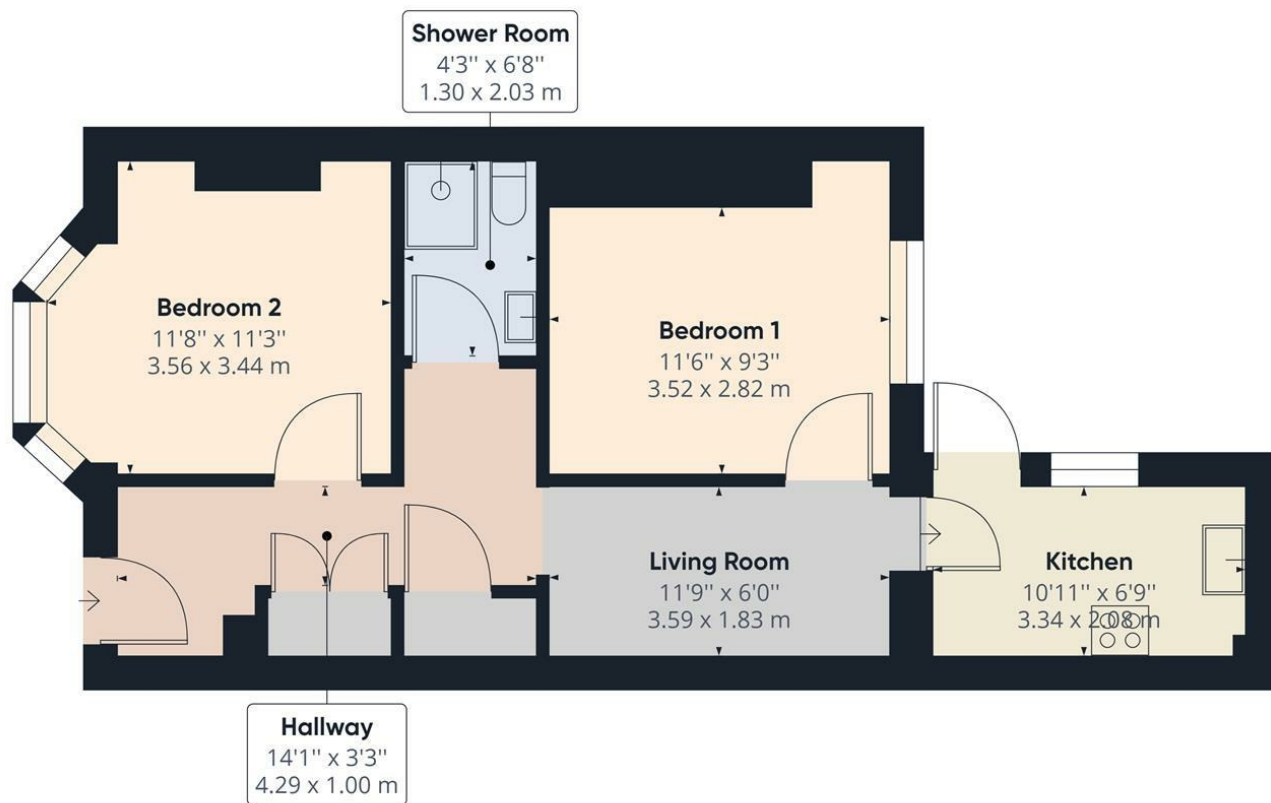


# JohnHilton

# JohnHilton

Est 1972



Approximate total area<sup>(1)</sup>  
512.63 ft<sup>2</sup>  
47.62 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 sq ft

LGFF 22 Broad Street, East Sussex, 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](mailto:sales@johnhiltons.co.uk)

**PCM £1,650 PCM**

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



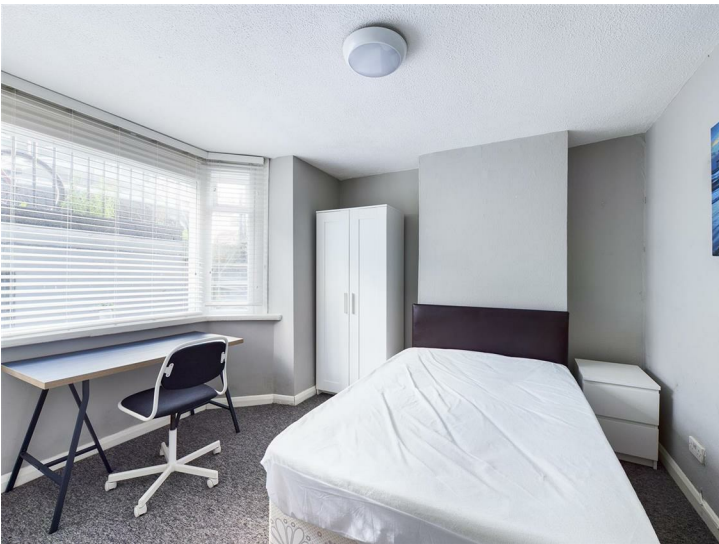
**Zoopla**

**onTheMarket.com**

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

**PrimeLocation.com**





## LGFF 22 Broad Street, East Sussex, BN2 1TJ

- 2 double bedroom STUDENT PROPERTY £190.38 per person per week (students only)
- Available 04/09/2026
- 11-month tenancy
- Modern neutral décor
- Furnished
- Shower room
- Patio garden
- Popular location, just off the seafront and in Kemp Town
- Council tax band A

- A holding deposit of £380.76 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 as 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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**