



TOTAL APPROX. FLOOR AREA 285 SQ.FT. (26.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Total Area Approx sq ft

45 Grand Parade, East Sussex, BN2 9QA

To view, contact John Hilton:  
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**PCM £950 PCM**





## 45 Grand Parade, East Sussex, BN2

9QA

- Central location Studio apartment
- Available Now
- Modern neutral décor with new carpets
- Unfurnished with white goods
- Modern Shower Room
- Popular location, close to the seafront and Brighton Station
- No Pets
- 12-month tenancy
- A holding deposit of £219.23 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



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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: