



**Approximate total area<sup>8</sup>**

544.94 ft<sup>2</sup>  
50.63 m<sup>2</sup>

**Reduced headroom**

6.62 ft<sup>2</sup>  
0.61 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

15 Orange Row, Brighton, BN1 1UQ

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

**PCM £1,550 PCM**

## 15 Orange Row, Brighton, BN1 1UQ

- 2 double bedroom property
  - Available now
  - Modern neutral décor
  - Unfurnished with white goods
  - Separate living room and kitchen
  - Bathroom with bath with shower over
  - Central Brighton location situated in the North Lanes and walking distance to Brighton Railway Station
  - Council tax band A
  - A holding deposit of £357.69 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards 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
- AI - IMAGE DISCLAIMER:  
The images presented here have been digitally recreated using artificial intelligence (AI) for property staging and illustrative purposes. Furniture, décor, finishes, and other visual elements may have been added, altered, or generated to demonstrate how the space could look when furnished or styled. These images are intended to provide a visual representation of potential layout and design possibilities only. They may not accurately reflect the current condition, dimensions, fixtures, or contents of the property. Prospective viewers should rely on in-person viewings and official property details for an accurate representation of the property.



- 2 double bedroom property
- Fantastic central Brighton location (North Lanes)
- Walking distance to Brighton Railway Station
- Modern neutral décor
- Separate living room and kitchen
- Unfurnished with white goods included
- Available now
- Council tax band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	73
(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**