

# JohnHilton

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Est 1972



Total Area Approx sq ft

59 Ewhurst Road, Brighton, BN2 4AL

To view, contact John Hilton:  
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01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

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## 59 Ewhurst Road, Brighton, BN2 4AL

- \* Good size 2 bedroom house
- \* Recently carpeted
- \* Popular location
- \* Council tax band C
- \* Available 7th July 2022
- \* Long term
- \* Modern kitchen & bathroom
- \* Double glazed
- \* Good size rear garden

\* 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 towards the first month's 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



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

Council Tax Band: