

Floor 2 Building 1

Approximate total area⁽¹⁾
405.90 ft²
37.71 m²

(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

F4 (3rd Fl), 22 Broad Street, Brighton, 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

PCM £1,600 PCM



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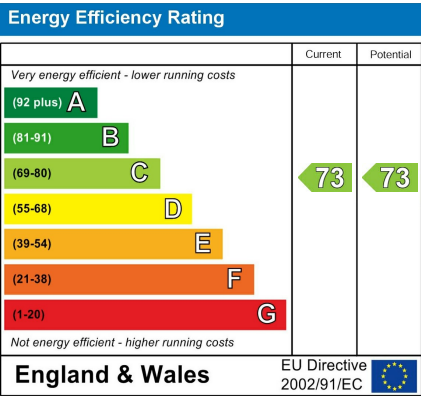
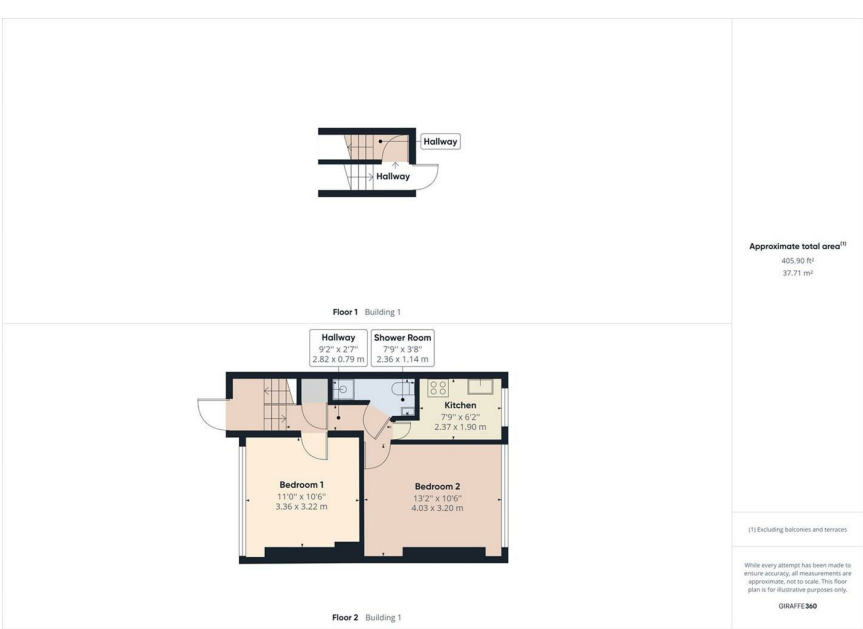
Student Property - Prime City Location! Partial sea views! A MUST SEE PROPERTY!

- Property Highlights:
- Large Double Bedrooms, near the beach/Pavilion
 - Separate modern bathroom and kitchen for just 2 people
 - Furnished, neutral décor and ready to move in
 - Individual tenancies – rent your own room securely or with a friend
 - Available from 11 September 2026
 - 11-month tenancy

- Rent & Bills:
- ONLY £184.61 per person per week / £800.00 per month
 - Bills package £79.21 for electric, gas and water
 - Council Tax Band A

Secure Your Room:

- Holding deposit: £184.61 per tenant (1 week's rent), deducted from your first month's rent once referencing is complete.
- 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 per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



Council Tax Band: **A**