



Approximate total area⁽¹⁾
512.63 ft²
47.62 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

LGFF 22 Broad Street, East Sussex, BN2 1TJ

To view, contact John Hilton:
127 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £1,378 PCM



LGFF 22 Broad Street, East Sussex, BN2 1TJ

- *Location, location, location!
- *Newly renovated 2 double bedroom lower ground floor seafront flat
- *Living area
- *Excellent size rooms
- *Patio garden
- *Situated right on the seafront, if you're going to live in Brighton it might as well be by the sea!
- *Ideal location in Kemp Town, a short walk to town and close to lots of shops and bars
- *New kitchen, bathroom, decor, carpets, blinds, furniture in 2019
- *£159pp pw
- *Available 23 August 2021 - 13th August 2022
- *12 month contract

* 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
 * Please note that rent is shown as per person per week based on 52 weeks of the year as the rent is due monthly



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	