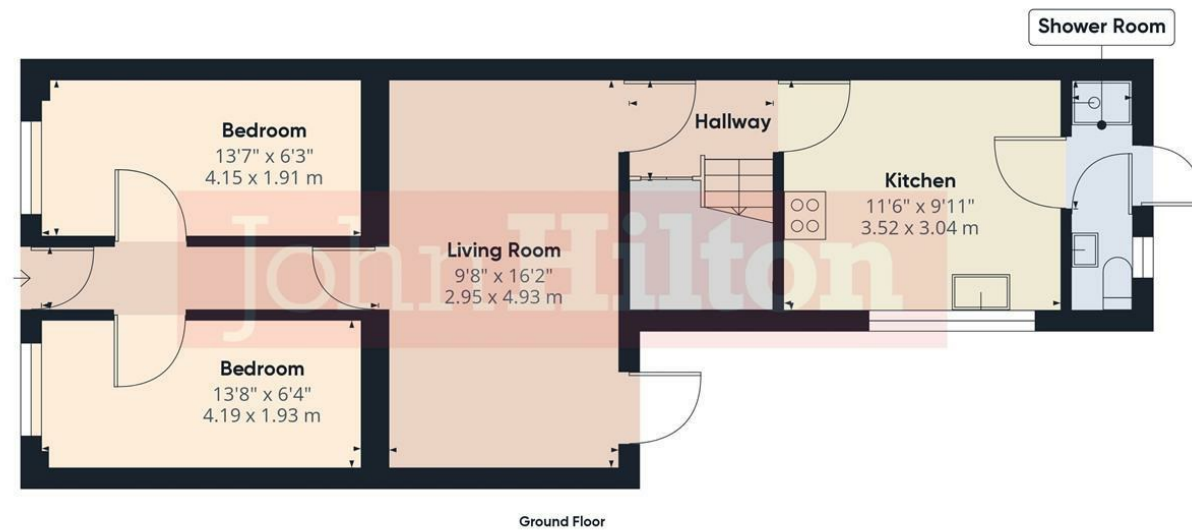


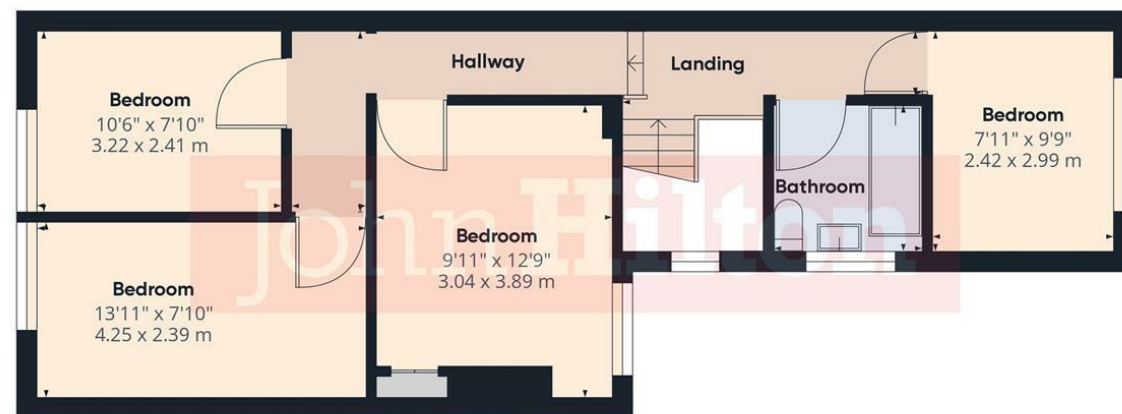
# John Hilton

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Est 1972



Ground Floor



Floor 1



Total Area Approx 1128.51 sq ft

12 Upper Bevendean Avenue, Brighton, BN2 4FF

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](mailto:sales@johnhiltons.co.uk)

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**PrimeLocation.com**



## 12 Upper Bevendean Avenue, Brighton, BN2 4FF

- ROOMS AVAILABLE in a shared 6 double bedroom
- COUNCIL TAX INCLUDED IN THE RENT
- ONLY £145.38 per person per week, £630PCM.
- Rooms let on an individual basis
- 10 - 11 month tenancy
- Available now
- Neutral décor
- Furnished
- Separate living room and kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band C

- A holding deposit of £145.38 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
- Please note that rent is shown as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly

### Approach

Property accessed directly from pavement.

### Entrance Hall

Wood laminate flooring.

### Bedroom

4.15m x 1.91m (13'7" x 6'3")

Window to front.

### Bedroom

4.19m x 1.93m (13'8" x 6'3")

Window to front.

### Living Room

2.95m x 4.93m (9'8" x 16'2")

Glazed door to rear garden.

### Hallway

Tiled floor, stairs to first floor, understairs storage cupboard.

### Kitchen

3.52m x 3.04m (11'6" x 9'11")

Range of units at eye and base level, worktops with tiled splashbacks. Fitted electric oven, gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, 'Vaillant' boiler.

### Shower Room

Recessed shower enclosure with tiled splashbacks, electric shower on riser, separate WC with low-level WC and wash basin. Door to rear garden.

### First Floor Landing

Access to lofts. Front loft is boarded with Velux window.

### Bedroom

4.25m x 2.39m (13'11" x 7'10")

Window to front overlooking communal green.

### Bedroom

3.22m x 2.41m (10'6" x 7'10")

Window to front overlooking communal green.

### Bedroom

3.04m x 3.89m (9'11" x 12'9")

Window to rear, built-in wardrobe, recessed built-in cupboard.

### Bathroom

Panel-enclosed bath with shower on riser, shower screen, wash basin, low-level WC, tiled walls.

### Bedroom

2.42m x 2.99m (7'11" x 9'9")

Window to rear.

### Rear Garden

Courtyard opens out to lawned area. Access to rear access road.

### Detached Garage

Reached via access road to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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: **C**