

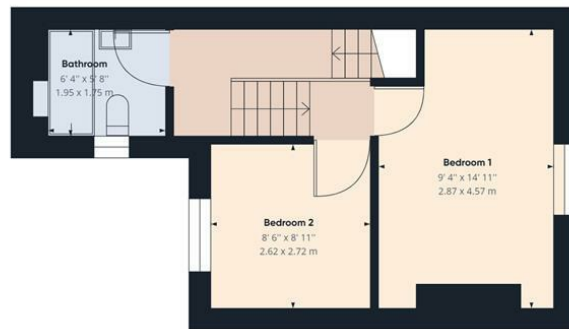
# JohnHilton

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Est 1972



1st Floor - Building 1



2nd Floor - Building 1

Approximate total area<sup>(1)</sup>

572.39 ft<sup>2</sup>  
53.18 m<sup>2</sup>

(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

23 Little Preston Street, Brighton, BN1 2HQ

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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## 23 Little Preston Street, Brighton, BN1

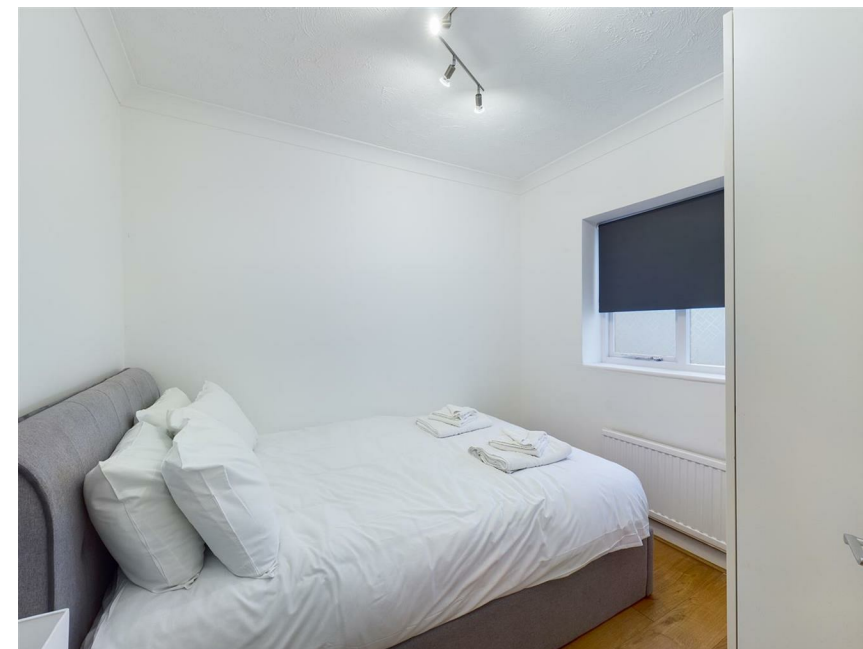
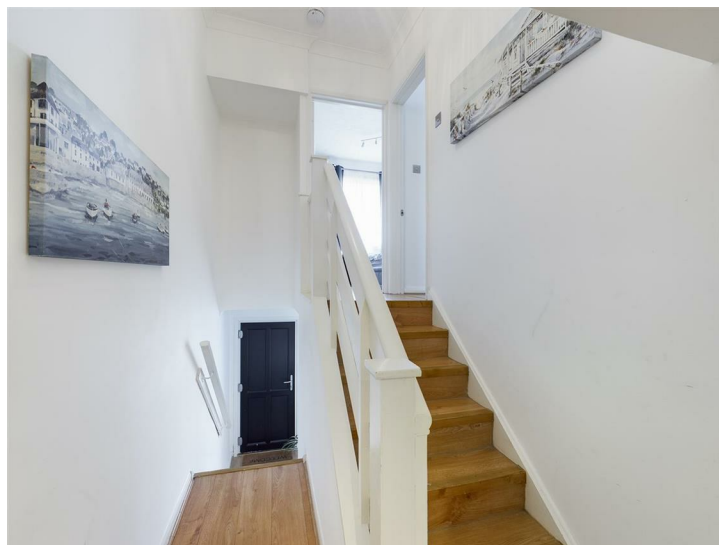
### 2HQ


- 2 double bedroom
- Available now
- 12 month tenancy
- Rent £1700
- Modern neutral décor
- Unfurnished but includes white goods.
- Living room, dining room and new kitchen
- New Bathroom.
- Popular location, a short walk to the sea and Brighton City Centre
- Council tax band C
- 
- 

• A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent ( £392.30). 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

• 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>66</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band: **C**

- 2 double bedroom
- 12 month tenancy
- Rent £1700
- Holding Deposit of £392.30 (1 weeks' worth of rent in advance) to secure the property
- Modern neutral décor
- Unfurnished
- Living room, dining room and new kitchen

