

JohnHilton

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Est 1972



36 Camelford Street, Brighton, BN2 1TQ

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or lettings@johnhiltons.co.uk

£840 PCM

view all our properties at:
www.johnhiltons.co.uk





36 Camelford Street, Brighton, BN2 1TQ

- Double bedrooms available on individual tenancies in a shared property, students and professionals welcome.
- Different size bedrooms, ranging from £840.00 per person per month, £850.00 per person per month, £897.00 per person per month in an 8 bed property.
- 4 rooms available now & 4 available mid August
- Bills included, gas, water, electric, internet, TV license, council tax, communal clean fortnightly
- Modern neutral décor
- Furnished
- Separate living room and kitchen diner
- Three bathrooms and 3 toilets
- Courtyard
- Popular location in Kemp Town, just off the seafront
- Council tax band D
- 12-month tenancy

- A holding deposit of between £193.84, £196.15 and £207.00 will be required to secure a room in 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 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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