

# John Hilton

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Est 1972



Total Area Approx sq ft

64 Preston Street, Brighton, BN1 2HE

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 £4,420 PCM**

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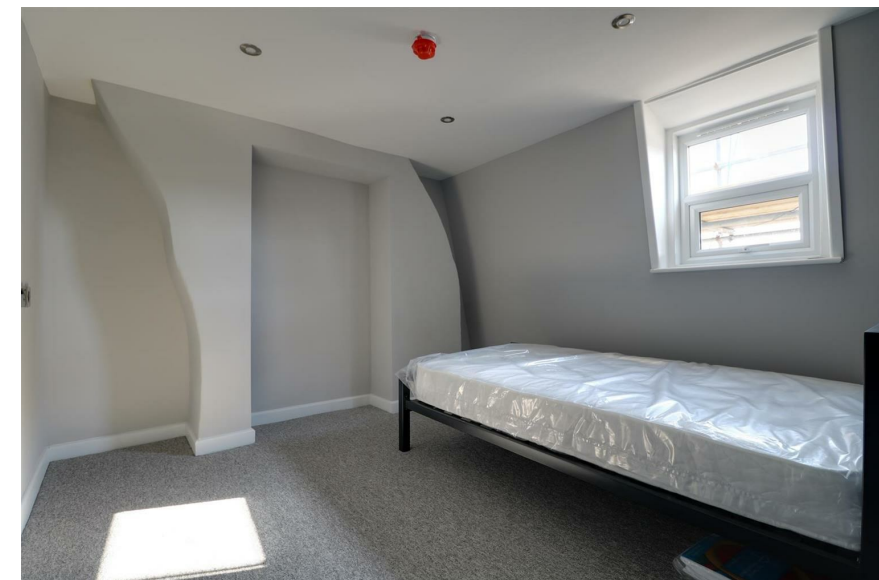
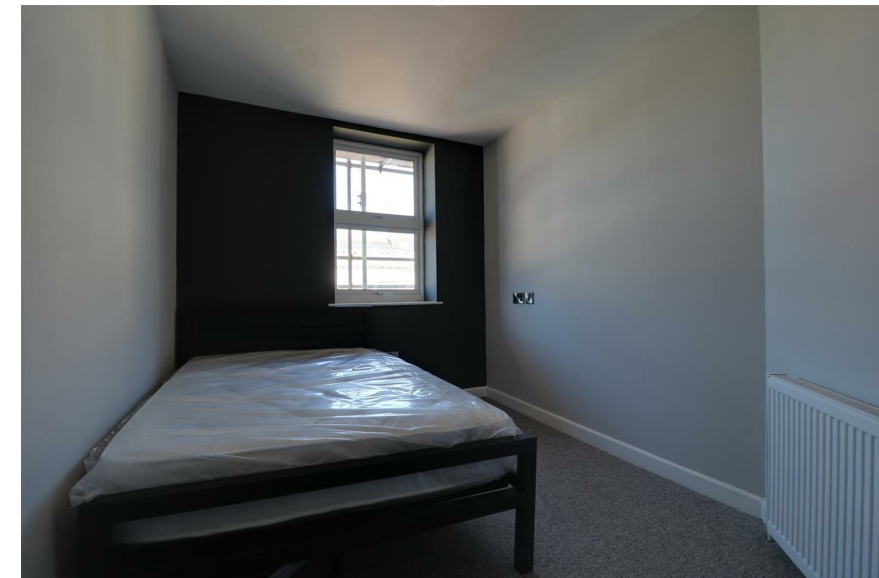
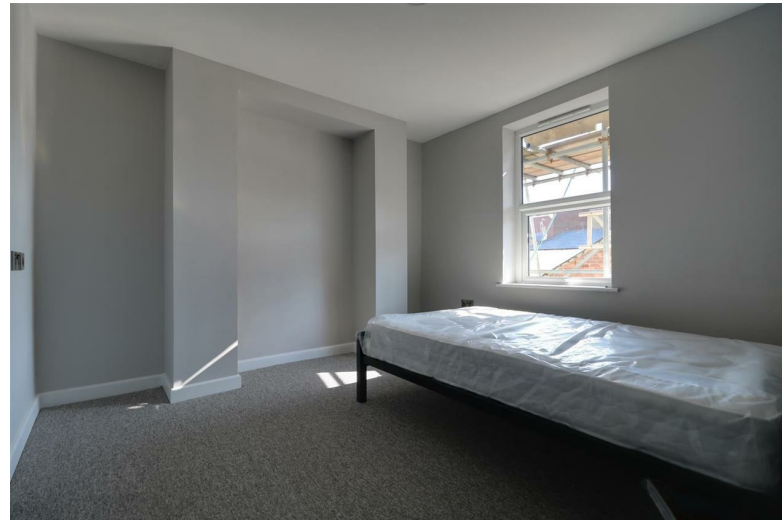
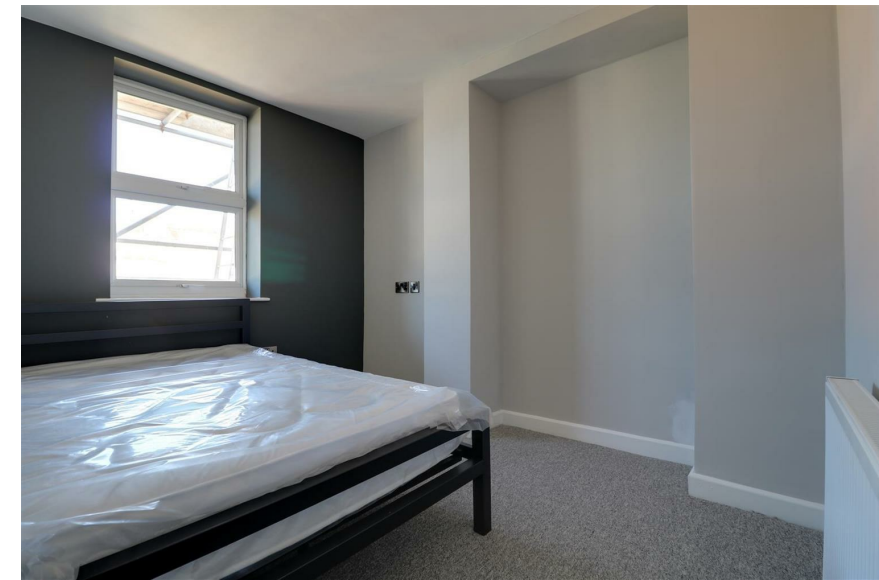
## 64 Preston Street, Brighton, BN1 2HE

\* This student property is situated in the beating heart of Brighton on Preston Street, with the seafront at one end and Western Road at the other  
 \* £170.00 per person per week  
 \* Absolutely stunning property  
 \* Council tax band B  
 \* Available 1st September 2023  
 \* 4 en-suite bedrooms and two off-suites, so everyone has their own bathroom  
 \* Beautiful modern kitchen diner  
 \* Wired internet throughout the property with Ethernet ports in each bedroom  
 \* Open plan kitchen dining room  
 \* 12 month tenancy

\* A holding deposit of £1020.00 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



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

Council Tax Band: **B**