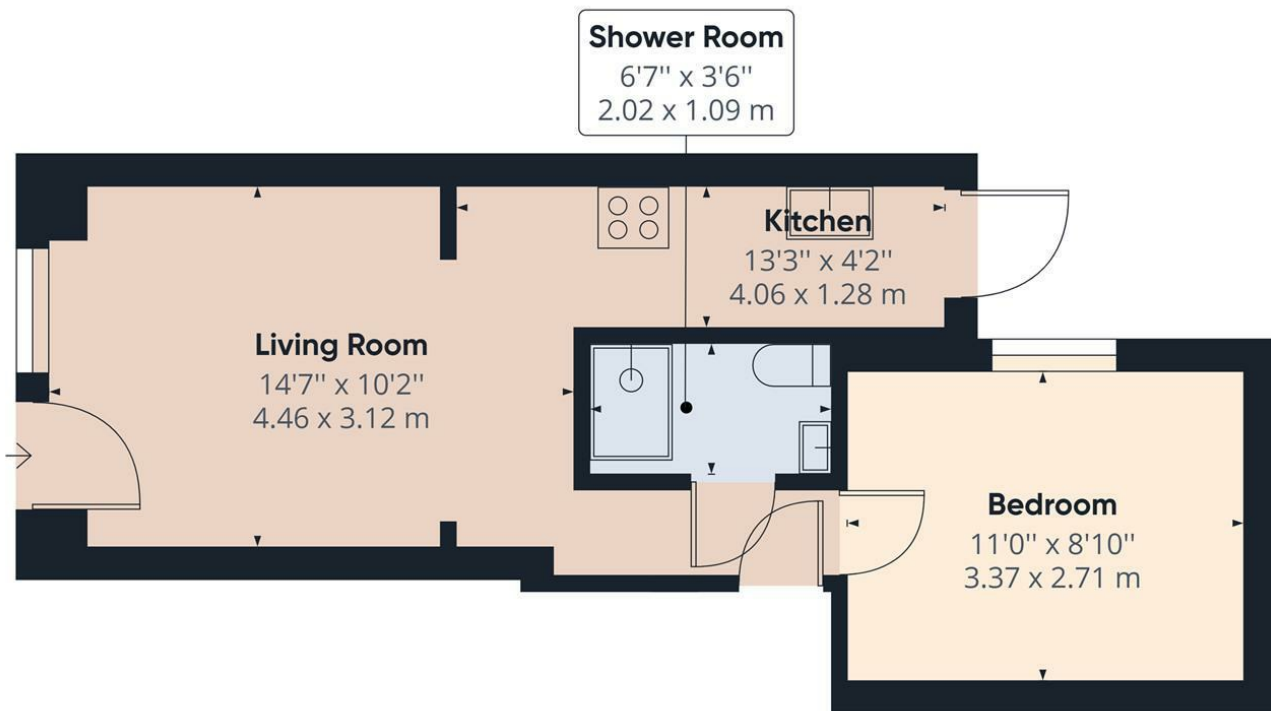


# JohnHilton

# JohnHilton

Est 1972



Approximate total area<sup>(1)</sup>  
338.76 ft<sup>2</sup>  
31.47 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 339.06 sq ft

GFF, 37 Coombe Terrace, Brighton, BN2 4AD

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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## GFF, 37 Coombe Terrace, Brighton, BN2 4AD

- Coombe Terrace - 1 double bedroom student flat
- Available 05/09/2025
- 11 -month tenancy
- Holding Deposit of 1 weeks' worth of rent in advance to secure the property
- 5 Week damage deposit
- Patio Garden
- Double bedroom at the rear
- Open plan modern kitchen/living area
- Shower room
- The property has been heavily insulated including external walls, floors, and ceilings making it extremely energy-efficient and sound proofed
- Own street entrance
- On-street permit parking – Zone U
- Central location for students, just off the Lewes Road
- council tax band A

\* A holding deposit will be required to secure the property which is equivalent to 1 week's 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\*

### Own Separate Street Entrance

#### Lounge

4.45m x 3.10m (14'7 x 10'2)

#### Gallery Kitchen

3.99m x 1.30m (13'1 x 4'3)

Range of modern units at eye and base level, fitted electric oven and ceramic hob, canopy extractor over. Spaces for fridge/freezer, dishwasher and washing machine, stable style door to garden.

#### Inner Hallway

Storage cupboard with lighting and hot water cylinder.

#### Bedroom

3.38m x 2.69m (11'1 x 8'10)

UPVC sash window.

#### Luxury Shower Room

Fully tiled, shower cubicle with sliding door, mains shower, low flush WC, wash hand basin with mixer tap and cupboard below, inset LED spot lights.

#### Garden

L shaped block paved garden with timber storage shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	73	83
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**

