



Hallway  
3'6" x 2'8"  
1.09 x 0.82 m

Ground Floor



Kitchen / Living Area  
5'9" x 5'2"  
1.76 x 1.59 m

Floor 1

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

535 ft<sup>2</sup>  
49.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



John Hilton

Total Area Approx sq ft

F21, St Nicholas Lodge Church Street, Brighton, BN1 3LJ

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 £1,450 PCM**

## F21, St Nicholas Lodge Church Street, Brighton, BN1 3LJ

- St Nicholas Lodge - 2 double bedroom
- Available now
- 12-month tenancy
- WATER COSTS INCLUDED IN RENT
- Open Plan Living Space and kitchen
- Permit Parking ( Roadside ) Zone Y
- Central location in the City Center
- Close To Brighton Train Station
- Council Tax Band D

\* A holding deposit of £334.61 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\*



- City centre location
- WATER COSTS INCLUDED IN RENT
- 2 Double Bedrooms - great for families or sharers
- Available now
- Open Plan Living Space and kitchen
- Permit Parking ( Roadside ) Zone Y

| 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>                            | 75                      | 76        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Council Tax Band: **D**