



Ground Floor



Floor 1

Approximate total area⁽¹⁾
319 ft²
29.7 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



Total Area Approx 441.32 sq ft

41 Arundel Place, Brighton, BN2 1GD

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

PCM £1,100 PCM

41 Arundel Place, Brighton, BN2 1GD

- *1 Bedroom flat with private patio
- *Prime seafront location
- *Available NOW
- *Modern neutral décor
- *Parking zone H, no waiting list
- *Unfurnished with white goods
- *Separate living room and kitchen
- *Bathroom with a large soaking tub
- *Garden patio area
- *On-street parking
- *Council tax band A
- *12-month tenancy

A holding deposit of £253.84 will be required to secure 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	64		
(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: **A**

