

# JohnHilton

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Est 1972



Approximate total area<sup>(1)</sup>  
317.81 ft<sup>2</sup>  
29.53 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

Ground Floor



Total Area Approx 667.20 sq ft

5 Dewe Road, Brighton, BN2 4BE

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## 5 Dewe Road, Brighton, BN2 4BE

- 2 double bedroom terrace house
- Available now
- Modern neutral décor
- Unfurnished with white goods
- Separate living room and kitchen dining room, divided by doors
- Study room
- Low-maintenance garden
- Popular location, close to local shops and amenities
- Council tax band C
- 12-month tenancy
- Pets accepted for an additional £50 PCM

• A holding deposit of £403.84 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.  
• 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

### Front Garden

Path to front door, wall boundaries with mature shrub.

### Living Room

4.32m x 3.17m (14'2" x 10'4")

Window to front, log burner and bi-folding doors to Kitchen/Diner.

### Kitchen/Diner

4.32m x 3.26m (14'2" x 10'8")

Range of units at eye and base level with wooden worktops over, butler sink, built in oven with gas hob and extractor hood over. Large larder cupboard, space and plumbing for washing machine and dishwasher, wall mounted combi boiler. Window to rear and barn door out to garden.

### Office

1.98m x 1.35m (6'5" x 4'5")

Window to side.

### First Floor Landing

### Master Bedroom

4.32m x 3.04m (14'2" x 9'11")

Painted wooden floor boards, window to front.

### Bedroom

3.39m x 3.33m (11'1" x 10'11")

Painted wooden floor boards, window to rear.

### Bathroom

Mostly tiled walls, tiled flooring. White suite comprising of wash hand basin and mixer tap with cupboard below, Japanese soaking tub with raised shower and mixer over and low flush WC.

### Rear Garden

Patio section and section laid with shingle. borders with trees and mature shrubs, pond at far end.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	56	
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **C**