

John Hilton

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Est 1972



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59 Beaconsfield Road, Brighton, BN1 4QJ

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

£4,810 PCM

view all our properties at:
www.johnhiltons.co.uk

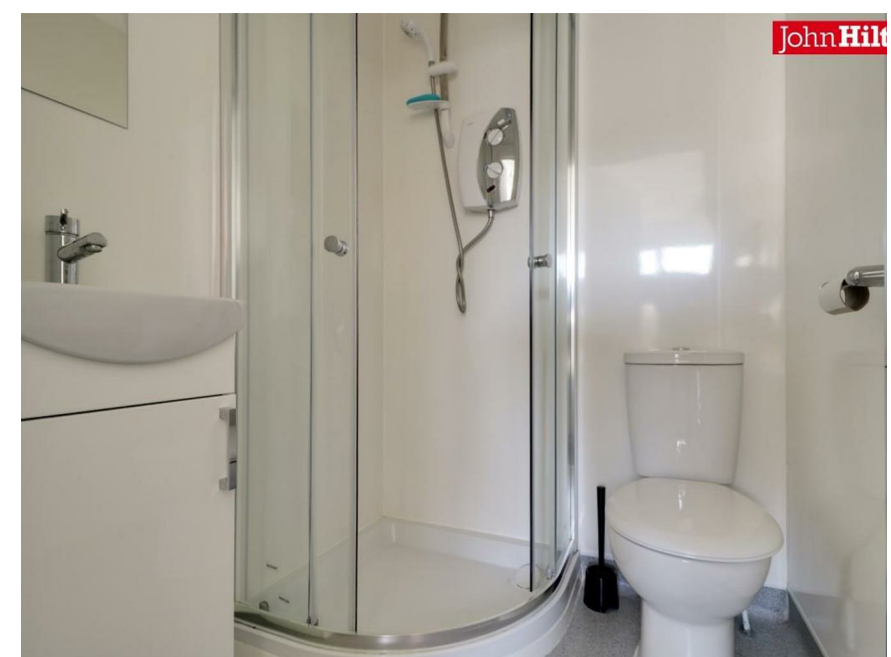


JohnHil **59 Beaconsfield Road,
Brighton, BN1 4QJ**



- *6 bedrooms £185ppw
- *5 shower rooms (4 are en-suite)
- *Separate living room and kitchen
- *This spacious property has been presented in good condition throughout
- *Situated in a central location close to all Brighton has to offer and close to good transport links to both Universities and the city centre.
- *Council tax band C
- *Available 20th August 2024
- *12 month tenancy

* A holding deposit of £1,110.00 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- 6 bedroom student house £185 per person per week
- Available 20 August 2024
- 5 shower rooms (4 are en-suites)
- Separate living room
- Prime student location
- Short walk to City Centre
- Frequent buses to both Universities
- We need a full group of 6 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £22 pp pw (Gas, water, electric, internet and TV license)

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