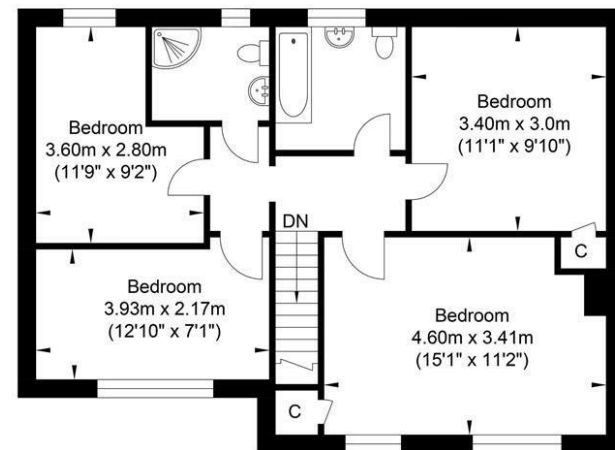
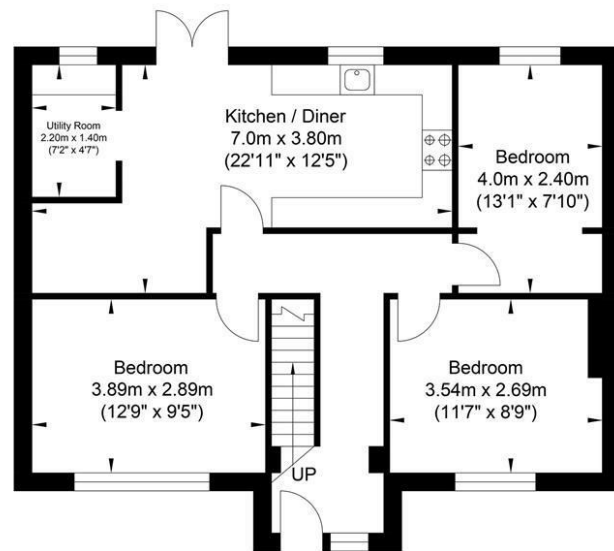


Nanson Road



Ground Floor
Approximate Floor Area
714.40 sq ft
(66.37 sq m)

First Floor
Approximate Floor Area
654.76 sq ft
(60.83 sq m)

Approximate Gross Internal Area = 127.20 sq m / 1369.16 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1369.16 sq ft

11 Nanson Road, Brighton, BN1 9GJ

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 £4,186 PCM



11 Nanson Road, Brighton, BN1 9GJ

- 7 double bedroom STUDENT PROPERTY rents start from £137.62 PW
- Available 23 August 2024
- Furnished
- Open plan dining room kitchen
- West facing garden
- Great location for students within easy reach of both Sussex and Brighton Universities
- Council tax band D
- 11-month tenancy
- A holding deposit of between £963.35 (depending on the room chosen) will be required to secure the Property which is equivalent to 1 weeks. 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
- Please note that rent is shown as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly

Approach

Part lawned, part block-paved driveway with off-road parking, hedged and walled boundaries.

Entrance Hall

Stairs ascend to first floor, under-stairs storage cupboard, recessed coir mat, modern striped carpet

Kitchen/Diner

7.0m x 3.80m (22'11" x 12'5")

Tiled floor, granite worktops with tiled splash backs, wood-fronted fitted kitchen with range of base and wall units, butler sink, free-standing gas oven/hob, free-standing dishwasher, recessed dining area, UPVC patio doors to rear garden.

Utility Room

2.20m x 1.40m (7'2" x 4'7")

Worktop with free-standing washing machine, free-standing fridge, free-standing freezer, tiled floor, UPVC window to rear.

Bedroom

3.89m x 2.89m (12'9" x 9'5")

Currently used as living space. LVT flooring, UPVC window to front, radiator.

Bedroom

4.00m x 2.40m (13'1" x 7'10")

Carpeted flooring, radiator, UPVC window to rear.

Bedroom

3.54m x 2.69m (11'7" x 8'9")

Carpeted flooring, feature fireplace, radiator, UPVC window to front.

First Floor Landing

Leads to further bedrooms, bathroom and shower room, modern striped carpet.

Shower Room

Corner shower enclosure with sliding doors and thermostatic shower, wash basin, high-level traditional Victorian-style WC, traditional Victorian-style heated towel rail, metro-style wall tiles, floor tiles, UPVC window to rear.

Bathroom

Shower over bath, part-tiled walls, tiled floor, WC, wash basin, radiator, UPVC window to rear.

Bedroom

3.60m x 2.80m (11'9" x 9'2")

Carpeted flooring, radiator, UPVC window to rear.

Bedroom

3.93m x 2.17m (12'10" x 7'1")

Carpeted flooring, radiator, UPVC window to front.

Bedroom

3.40m x 3.0m (11'1" x 9'10")

Carpeted flooring, built-in cupboard, radiator, UPVC window to rear.

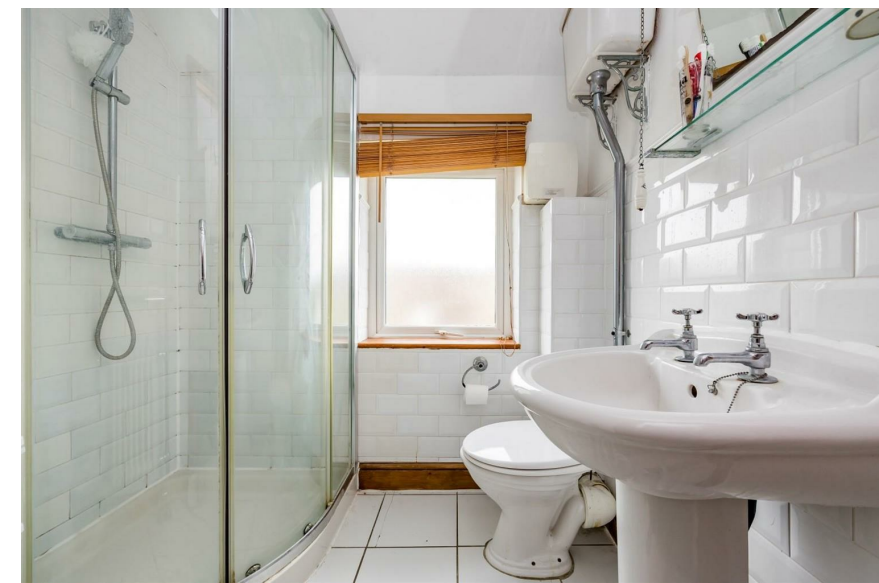
Bedroom

4.60m x 3.41m (15'1" x 11'2")

Carpeted flooring, feature fireplace, built-in cupboard housing Worcester boiler, radiator, UPVC windows to front with hilltop views.

Rear Garden

Good sized west-facing lawned garden with paved patio area, shed and fenced boundaries.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(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: **D**