

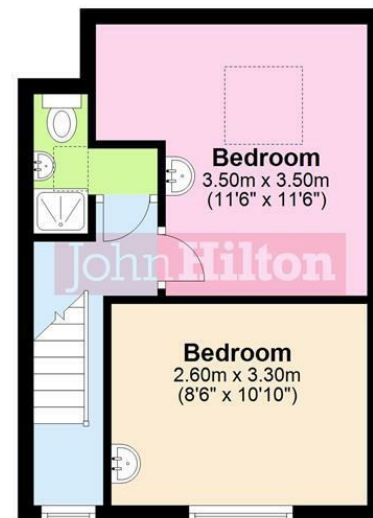
**Ground Floor**  
Approx. 42.5 sq. metres (457.3 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.5 sq. feet)



**Second Floor**  
Approx. 26.1 sq. metres (280.7 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 sq. feet)

Total Area Approx sq ft



17 Beaconsfield Road, Brighton, BN1 4QH

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

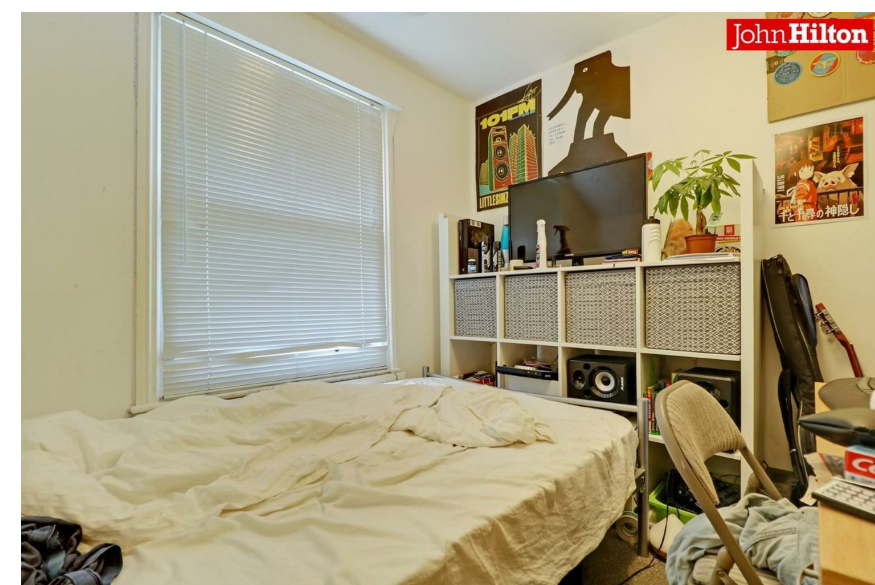
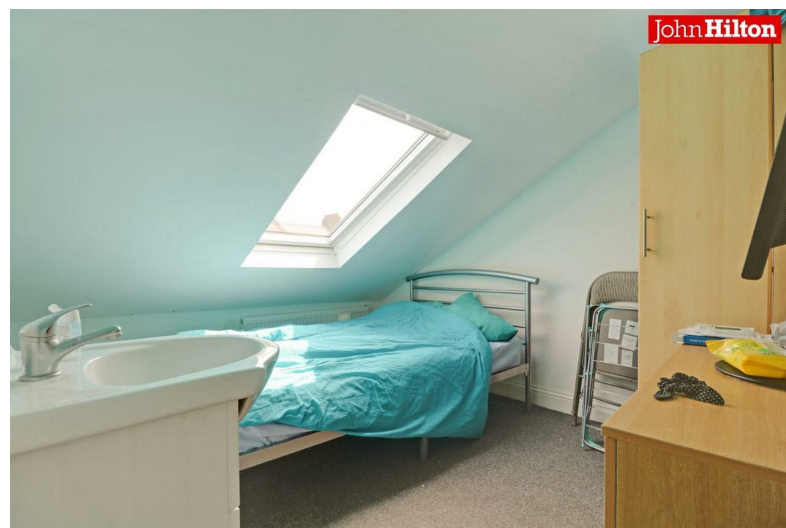
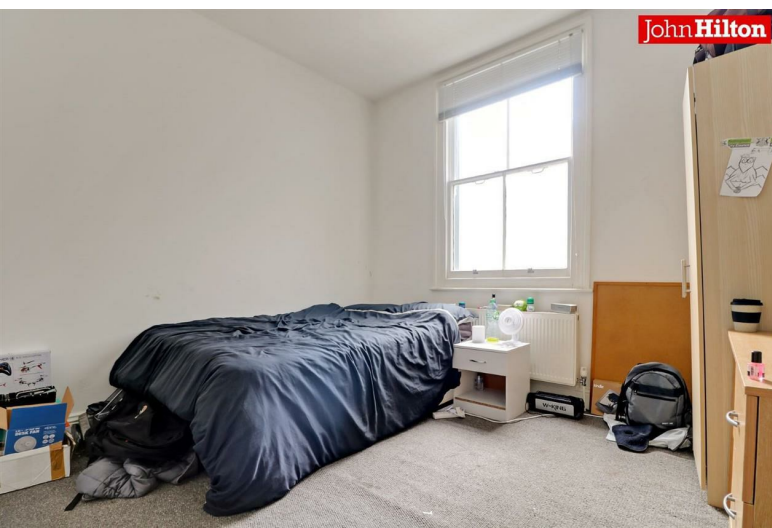
**PCM £4,810 PCM**



**17 Beaconsfield Road, Brighton, BN1 4QH**

- \* House near London Road
- \* Fabulous 6 bed student house near London Road
- \* 4 en-suites and the other 2 bedrooms sharing one bathroom and another ground floor WC
- \* Large living room with Dining Table
- \* Popular location on the door step of Preston Park Fire Station and close to London Road Railway Station
- \* £185.00 pp pw
- \* Having recently been upgraded to ensure a good quality finish
- \* Available 6th September 2024
- \* 12 month tenancy
- \* Council tax band C

\* A holding deposit of £1110.00 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



- Fabulous 6 Bed Student House
- 4 Bedrooms with En-Suites
- 2 Bedrooms Sharing 1 Bathroom
- Additional Ground Floor WC
- Large Living Room with Dining Table
- Popular Location Close to London Road Railway Station
- Available 14th September 2023
- 11 Month Tenancy
- Recently Upgraded
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		61	
(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: **C**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract