

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



17 Beaconsfield Road, Brighton, BN1 4QH

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

**£4,810 PCM**

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

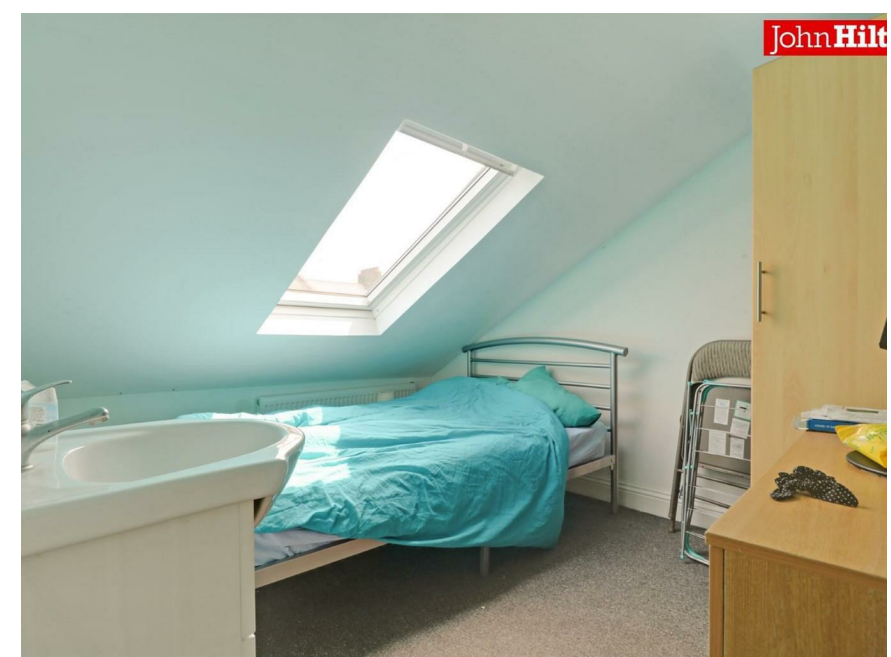


- \* Fabulous 6-bed student house near London Road
- \* 4 en-suites and the other 2 bedrooms sharing one bathroom and another ground-floor WC
- \* Large living room with dining Table
- \* Popular location on the doorstep of Preston Park Fire Station and close to London Road Railway Station
- \* £185.00 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 week's 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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

- Fabulous 6 Bed Student House
- 4 bedrooms with en-suites
- 2 bedrooms sharing 1 bathroom
- Additional ground floor toilet
- Large living loom with dining table
- Popular location close to London Road Railway Station
- Available 06 September 2024
- Will 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)

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.