

John Hilton

John Hilton

Est 1972



John Hilton

46 Albion Hill, Brighton, BN2 9NW

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

£4,000 PCM

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





46 Albion Hill, Brighton, BN2 9NW

- 7 double bedroom STUDENT PROPERTY (no company lets)
- £131.86 per person per week
- Available 20 August 2024
- Modern neutral décor
- Furnished
- Open plan living room kitchen with further kitchen area
- 2 shower rooms & 2 WC's
- Patio area and garden (gardening included within the rent)
- Popular location in Hanover, short walk to the City Centre
- Council tax band B
- 12-month tenancy

- A holding deposit of £923.07 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward 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



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | 63 | |
| (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 | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

- 7 double bed bedroom student property £131.86 per person per week
- Open plan kitchen/ living room/ utility room
- 2 shower rooms and two separate toilets
- Popular Hanover Area, walking distance to Town
- Substantial House Over 3 Levels
- Gardening included
- Will need a full group of 7 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £21 pp pw (Gas, water, electric, internet and TV license)