

# John Hilton

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Est 1972



59 (rooms to let) Beaconsfield Road, Brighton, BN1 4QJ

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

**£893 PCM**

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## 59 (rooms to let) Beaconsfield Road, Brighton, BN1 4QJ

6 x 10 bed double rooms £893 per month including bills. ROOMS TO LET  
 \*5 shower rooms (4 are en-suite)  
 \* Open to Professional tenants.  
 \*Separate living room and kitchen  
 \*This spacious property has been presented in good condition throughout  
 \*Situating 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  
 \*12 month tenancy

\* A holding deposit of £184 per room 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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
England & Wales 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) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
55	
England & Wales EU Directive 2002/91/EC	

- 6 bedroom student house £184 per person per week
- Available
- 5 shower rooms (4 are en-suites)
- Separate living room with L shaped sofa, dining table and TV
- Prime student location
- Short walk to City Centre
- Frequent buses to both Universities
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)