

Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1176.28 ft<sup>2</sup>

109.28 m<sup>2</sup>

**Reduced headroom**

2.26 ft<sup>2</sup>

0.21 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

62 Thompson Road, East Sussex, BN1 7BH

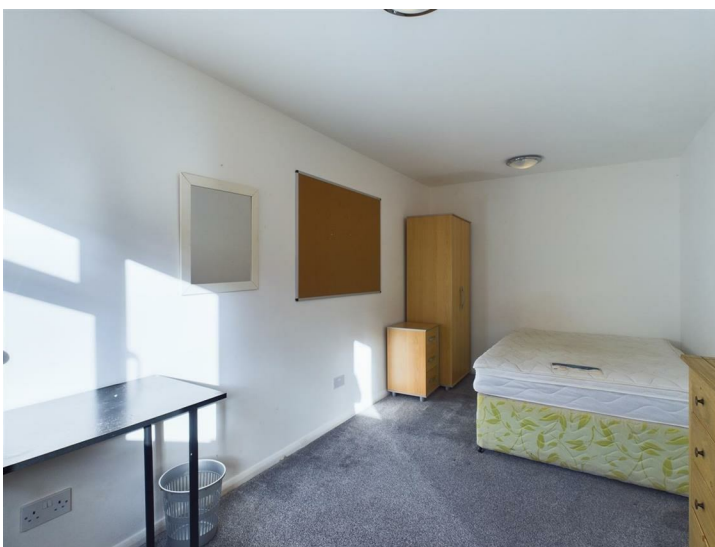
To view, contact John Hilton:  
 52 High Street, Rottingdean, BN2 7HF  
 132-135 Lewes Road, Brighton, BN2 3LG  
 01273 608151 or sales@johnhiltons.co.uk

**PCM £4,100 PCM**

## 62 Thompson Road, East Sussex, BN1 7BH

- 6 bedroom STUDENT PROPERTY only £154 per person per week 5 doubles and 1 single
- 11 month tenancy
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- 2 shower rooms
- Patio garden
- Off-street parking
- Council tax band C

- A holding deposit of £810.00 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) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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	

Council Tax Band: **C**