



Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area[®]
1392.63 ft²
129.38 m²

(†) Excluding balconies and terraces

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

52 Warleigh Road, East Sussex, BN1 4NS

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 £4,160 PCM

52 Warleigh Road, East Sussex, BN1 4NS

- Warleigh Road – 6 double bedroom furnished student house, near London Road Station!
- Recently newly decorated and newly carpeted
- Available 17th of September 2025
- 11 month tenancy
- Rent £160 per person per week
- Video Tour Available
- Bills can be included on a Fair Usage Policy to include Gas, Water, and Electric at additional costs (subject to change)
- Separate Lounge
- Separate Kitchen
- 2 bathrooms
- On-street permit parking - Zone J
- Central location, near London Road Station
- council tax band D
- holding deposit of 1 week rent required (refunded on first months rent upon completion of passed references)

* A holding deposit 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) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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: **D**