## John **Hilton**

Est 1972





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** 







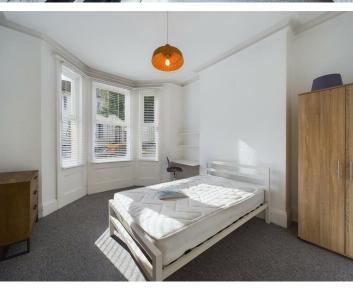












## **Energy Efficiency Rating** Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales

Council Tax Band: **D** 

## 52 Warleigh Road, East Sussex, BN1

- Waifeigh 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 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\*





