Ground Floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Approximate total area[1]
1196.68 ft²
111.18 m²

Reduced headroom
52.47 ft²
4.87 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Total Area Approx sq ft

47 Beaconsfield Road, Brighton, BN1 4QH

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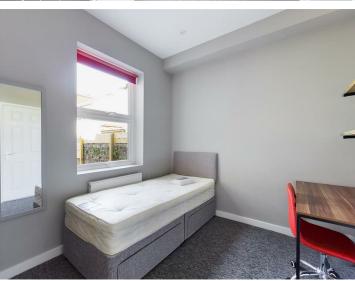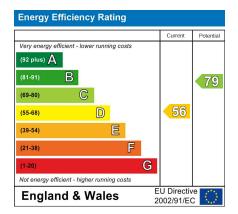01273 608151   or   sales@johnhiltons.co.uk

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47 Beaconsfield Road, Brighton, BN1 4QH

* Beautiful 6 double bedroom student house £180.00 per person per week
* 4 bedrooms with en-suites
* Council tax band C
* Shared bathroom for 2 bedrooms
* Available 25 August 2025
* Ground floor bedroom now has a 4ft bed and not a single bed
* Stunning modern décor throughout
* Kitchen with appliances and separate living space
* Great central location: close to lots of amenities
* Excellent transport links: situated close to London Road railway station
* 12 month contract

* A holding deposit of £1140 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		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(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: **C**

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John**Hilton**