

JohnHilton

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Est 1972



Total Area Approx 538.19 sq ft

LGF, 6 Pevensey Road, Brighton, BN2 3AG

To view, contact John Hilton:
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PCM £1,700 PCM

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LGF, 6 Pevensey Road, Brighton, BN2

3AG

- 2 double bedroom STUDENT PROPERTY (students only)
- Available 18 August 2025
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Modern shower room
- Patio garden
- Popular location, just off the Lewes Road
- Council tax band B
- 12-month tenancy

- A holding deposit of £392.30 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

Front Garden

Entrance Hall

Lounge with recessed Open Plan Kitchen

4.83m x 4.67m (15'10 x 15'4)
at widest point.

Lounge Area

French doors to garden.

Kitchen Area

Range of units at eye and base level, fitted electric oven and gas hob, extractor hood over.

Inner Hallway

Leads to bedroom 2 and bathroom, built in cupboard houses combi boiler.

Bedroom 1

3.84m x 2.21m (12'7 x 7'3)
Window at the front.

Bedroom 2

2.67m x 1.98m (8'9 x 6'6)

Bathroom

White suite, bath with shower over.

Garden

7.44m (24'5)
in length, raised flower bed, walled boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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: **B**

