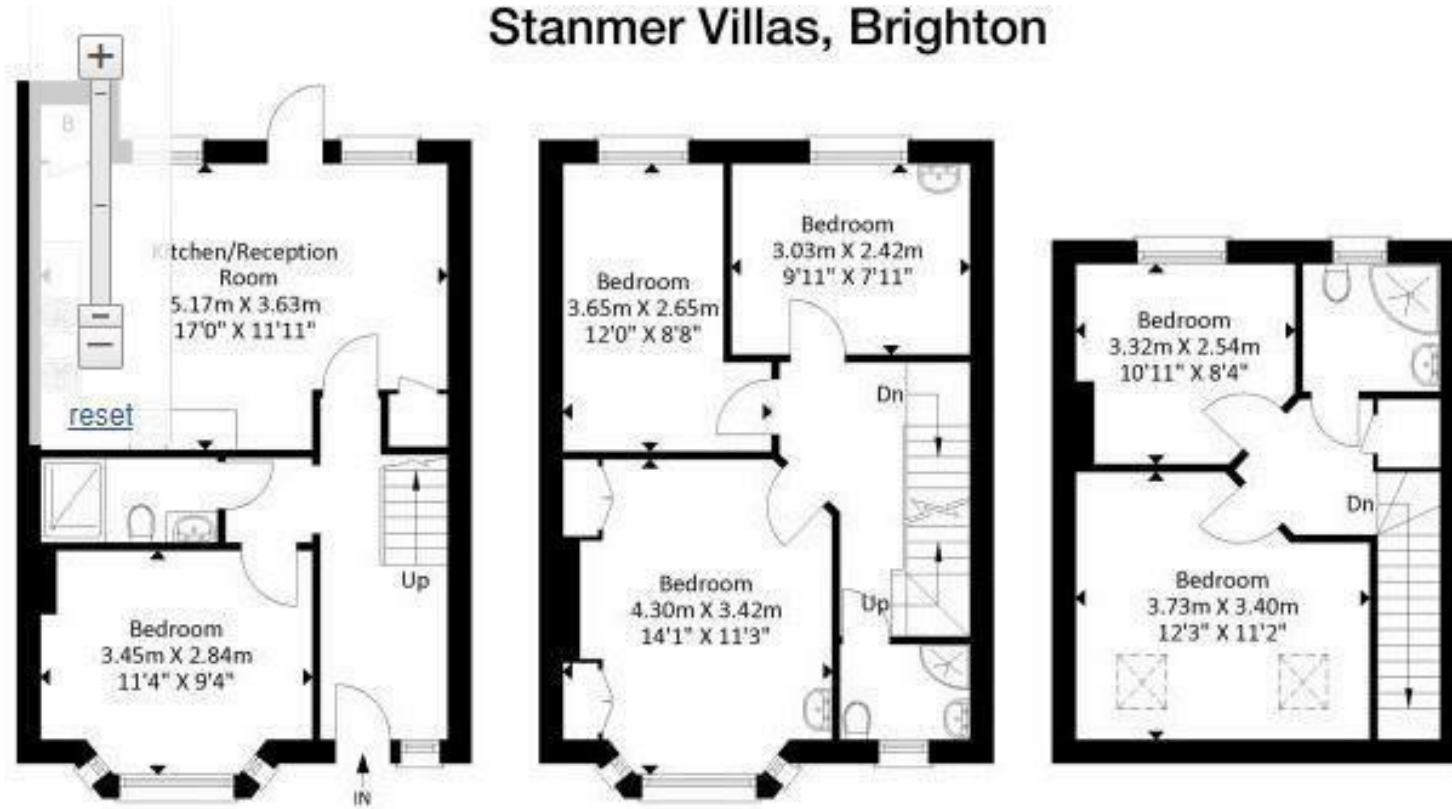


## Stanmer Villas, Brighton



Ground Floor  
Approximate Floor Area  
421.94 sq ft  
(39.20 sq m)



First Floor  
Approximate Floor Area  
416.56 sq ft  
(38.70 sq m)

Second Floor  
Approximate Floor Area  
301.38 sq ft  
(28.00 sq m)

Approximate Gross Internal Area = 105.90 sq m / 1139.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Copyright GDImpact 2018



Total Area Approx sq ft

71 Stanmer Villas, Brighton, BN1 7HN

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

**PCM £3,770 PCM**





# 71 Stanmer Villas, Brighton, BN1 7HN

- 6 double bedroom STUDENT PROPERTY
- £145 pppw
- Available 16 September 2025
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Three shower rooms
- Garden
- Popular location
- Council tax band C
- 11 month tenancy

- A holding deposit of £725 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
- 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>	71	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		