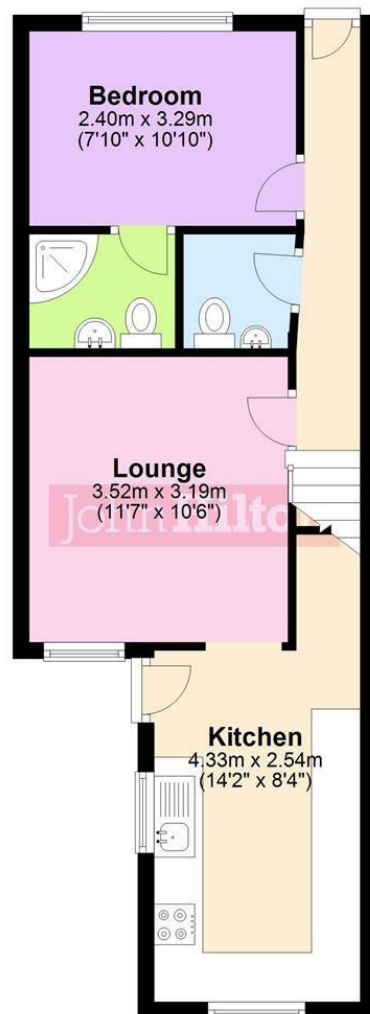


# JohnHilton

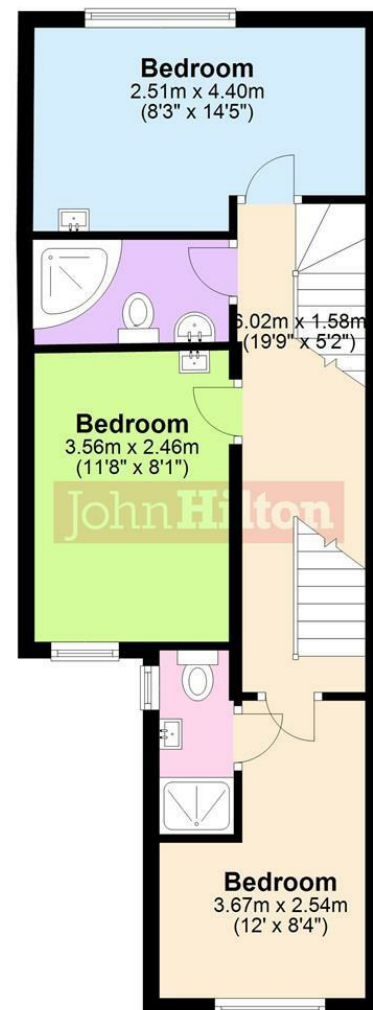
# JohnHilton

Est 1972

Ground Floor



First Floor



Second Floor



Total Area Approx sq ft



38 Park Crescent Terrace, Brighton, BN2 3HD

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

**PCM £4,030 PCM**

view all our properties at:  
[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)



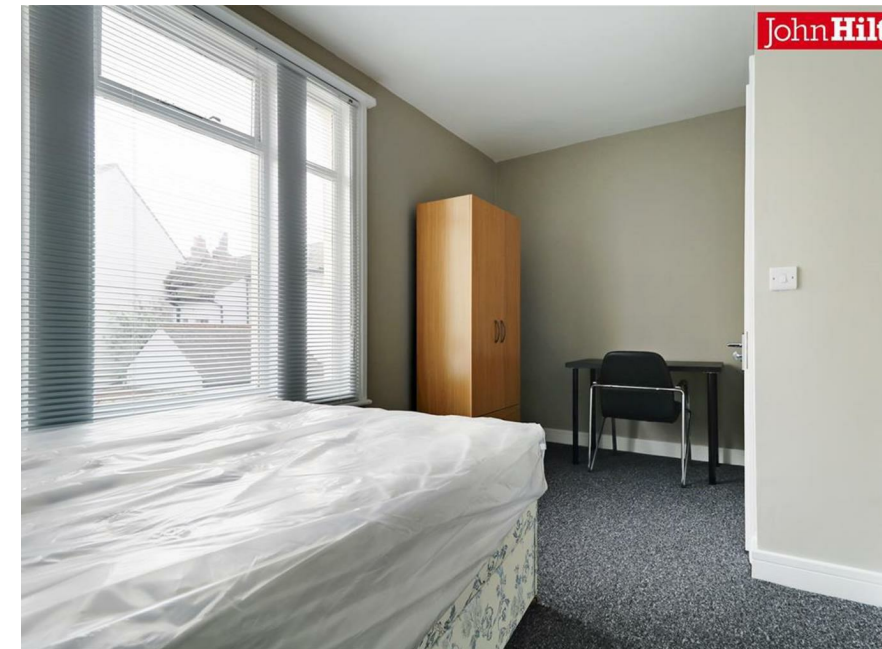


JohnHilton

## 38 Park Crescent Terrace, Brighton, BN2 3HD

- 6 double bedroom STUDENT PROPERTY (students only)
- £155.00 per person per week / £671.67 per person per month
- Available 09 September 2025
- Modern neutral décor
- Two bedrooms with en-suites
- Separate living room and large kitchen
- Further shower room and toilet
- Patio garden
- Popular location, just off the Lewes Road
- Council tax band D
- 11-month tenancy

- A holding deposit of £930.00 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



JohnHilton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



JohnHilton