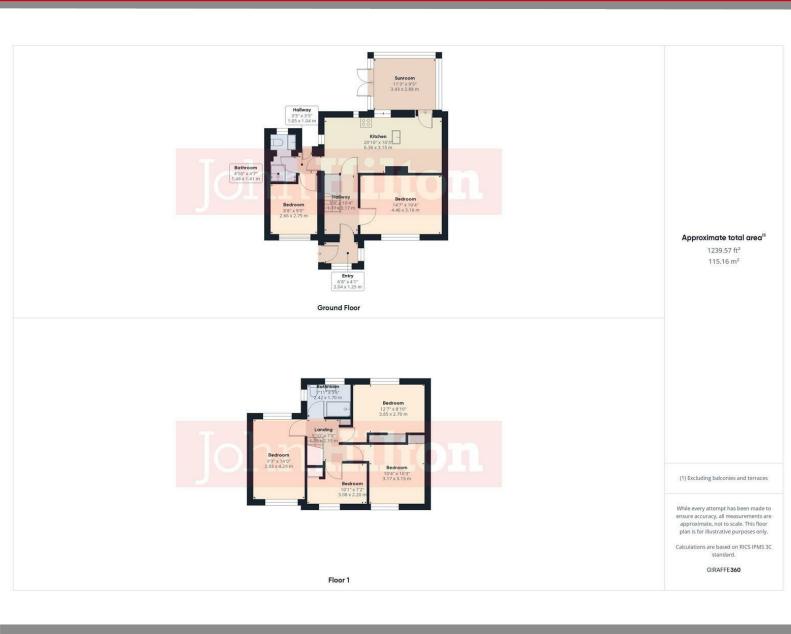
John **Hilton**

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Est 1972





Total Area Approx 1295.76 sq ft

4 Roundway, Brighton, BN1 9AQ

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

Per Week £3,510 Per Week



















Energy Efficiency Rating 82 Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales**

Council Tax Band: **D**

4 Roundway, Brighton, BN1 9AQ

- 6 double bedroom STUDENT PROPERTY £135.00 per person per week
 11-month tenancy
 Available 05/09/2025

- Newly furnished
 Separate living room and kitchen diner
- Two shower rooms
- GardenPopular location
- Council tax band D
- A holding deposit of £810.00 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

Front Garden

Hardstand for off-road parking, lawned with hedged boundaries.

Porch

Entrance Hall

Stairs to first floor.

Kitchen/Lounge

6.41m x 3.14m (21'0" x 10'3")

Range of units at eye and base level, worktops with tiled splash backs, fitted oven and hob with extractor hood over, spaces for washing machine and tumble dryer, integrated dishwasher. Under-stairs storage cupboard.

Door to conservatory.

Doors leading to bedroom, shower room and garden.

Bedroom

3.30m x 2.66m (10'9" x 8'8")

Window to front.

Shower Room

Shower enclosure with electric shower, low level WC, wash basin.

Bedroom

4.45m x 3.16m (14'7" x 10'4")

Window to front.

Conservatory

3.36m x 2.87m (11'0" x 9'4")

UPVC double glazed with polycarbonate roof. Door leads to rear garden.

Landing

Built-in storage cupboard, access to loft.

Bedroom

4.31m x 2.81m (14'1" x 9'2")

Dual aspect with windows to front and rear, access to loft space.

Bedroom

4.48m x 3.19m (14'8" x 10'5") Window overlooks rear garden, built-in wardrobe.

Bedroom

4.20m x 3.70m (13'9" x 12'1")

Window to front, built-in wardrobes.

Bedroom

3.10m x 2.22m (10'2" x 7'3")

Window to front, built-in wardrobes.

Rear Garden

Level lawn with paved patio, timber shed, side access.





