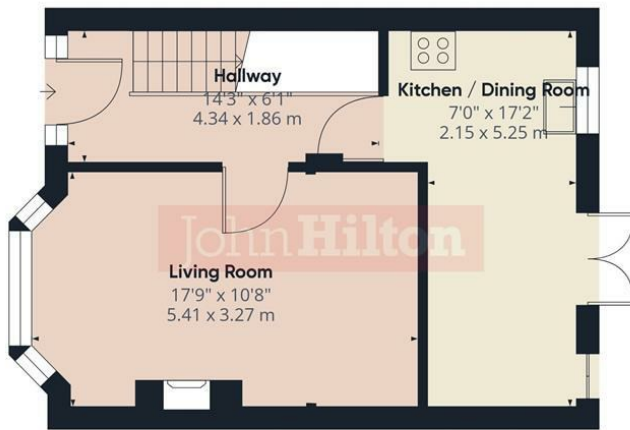


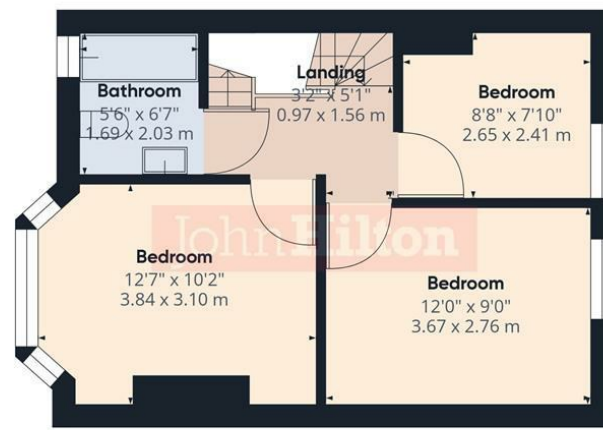
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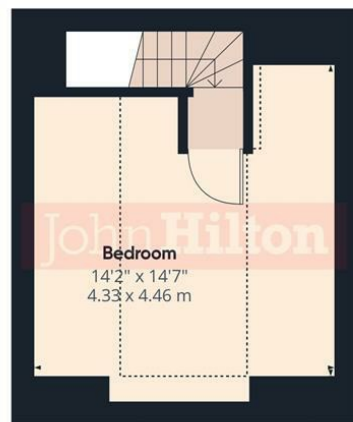
Est 1972



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

969.07 ft²

90.03 m²

Reduced headroom

126.8 ft²

11.78 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

13 Riley Road, Brighton, BN2 4AG

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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13 Riley Road, Brighton, BN2 4AG

- 4 double bedroom STUDENT PROPERTY (students only)
 - £154.96 per person per week / £671.50 per person per month
 - Available 04 September 2025
 - Modern neutral décor
 - Furnished
 - Separate living room and kitchen with dining facilities
 - Bathroom
 - Terrace and garden - gardening included within the rent
 - Popular location, just off the Lewes Road and a short walk to Brighton Uni
 - Council tax band C
 - 11-month tenancy
- A holding deposit of £619.84 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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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**



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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