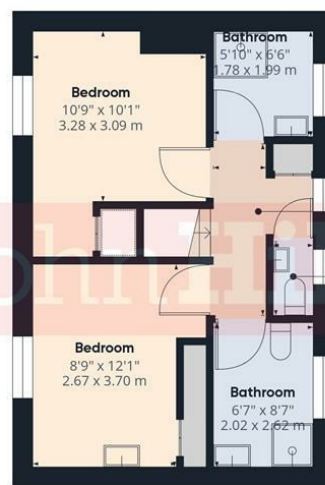


# JohnHilton

# JohnHilton

Est 1972



Approximate total area<sup>(1)</sup>  
1076.93 ft<sup>2</sup>  
100.05 m<sup>2</sup>

(1) Excluding balconies and terraces

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

34 Colbourne Avenue, Brighton, BN2 4GE

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](mailto:sales@johnhiltons.co.uk)

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## 34 Colbourn Avenue, Brighton, BN2

4GE

- 6 bedroom STUDENT PROPERTY £132.00 per person per week (3 doubles & 3 singles)
- Available 22 August 2025
- Modern neutral décor
- Furnished
- Separate living room and kitchen, further dining room area
- Two bathrooms and separate WC
- Good size garden
- Popular location
- Council tax band C
- 12-month tenancy

- A holding deposit of £792.00 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 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	
		78
	58	

- 6 bedroom student house
- Two reception rooms
- Separate kitchen
- Two bathrooms
- Good size garden
- Off street parking for one car
- Ideal location, just off the Lewes Road
- A short walk to Brighton Uni

Council Tax Band: **C**