

St. Mary Magdalene Street, Brighton, BN2 3HD

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft

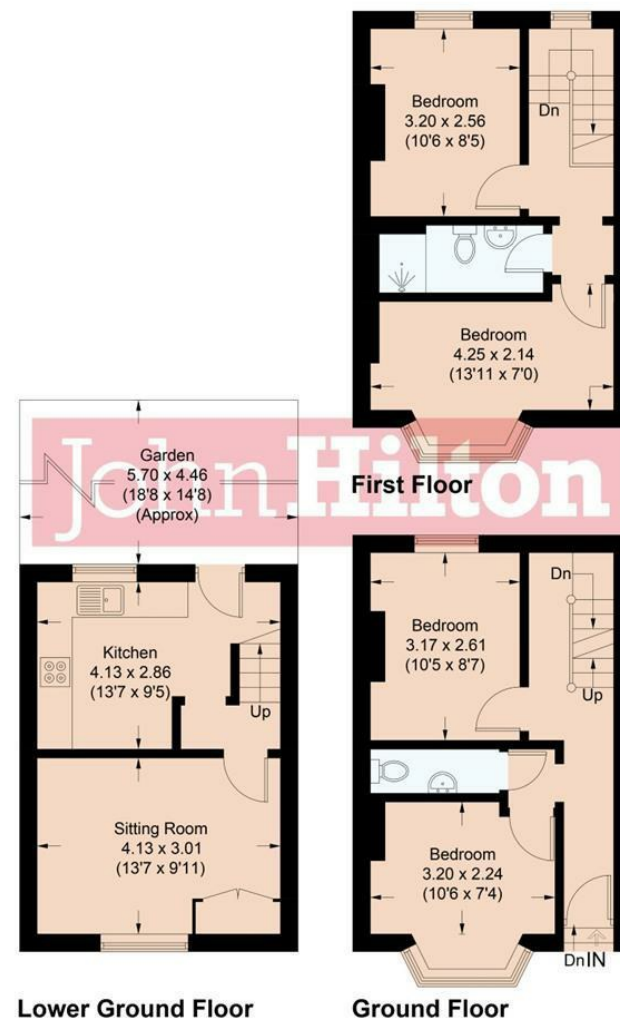


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 867.00 sq ft

41 St Mary Magdalene Street, Brighton, BN2 3HU

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

PCM £2,600 PCM



**41 St Mary Magdalene Street,
Brighton, BN2 3HU**

• 4 Double bedroom STUDENT PROPERTY (students only)
• £150.00 per person per week / £650.00 per person per month
• Available 14 July 2025
• Modern neutral décor
• Furnished
• Separate living room and kitchen
• One shower room and further toilet
• Patio garden
• Popular location, just off the Lewes Road
• Council tax band C
• 12-month tenancy

• A holding deposit of £650.00 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



LOWER GROUND FLOOR:

Living Room

4.13m x 3.01 (13'6" x 9'10")

Kitchen

4.13m x 2.86m (13'6" x 9'4")

GROUND FLOOR:

Bedroom

3.20m x 2.24m (10'5" x 7'4")

Bedroom

3.17m x 2.61m (10'4" x 8'6")

Separate WC

FIRST FLOOR:

Bedroom

4.25m x 2.14m (13'11" x 7'0")

Bedroom

3.20m x 2.56m (10'5" x 8'4")

Shower Room

Garden

5.70m x 4.46m (18'8" x 14'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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**