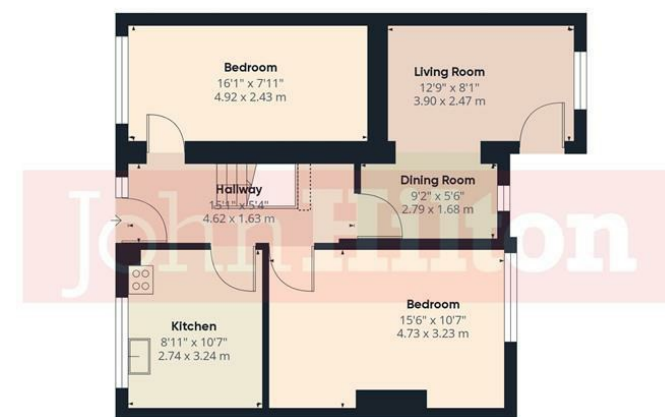


JohnHilton

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Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1176.28 ft²
109.28 m²

Reduced headroom

2.26 ft²
0.21 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

62 Thompson Road, East Sussex, BN1 7BH

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

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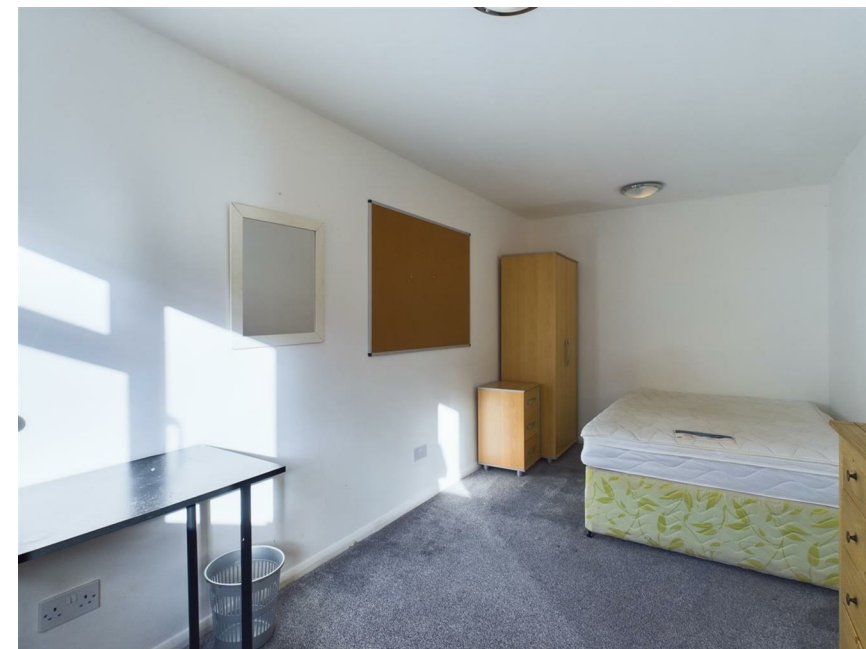


62 Thompson Road, East Sussex, BN1 7BH

- A MUST SEE 6 bedroom STUDENT PROPERTY, 5 doubles and 1 single
- £125 per person per week / £541.66 per person per month
- WILL HAVE BRAND NEW WHITE SHUTTER BLINDS, DESKS, CHAIRS, BEDS, TO EACH BEDROOM
- Available 16 September 2025
- 11-month tenancy
- Furnished
- Separate living room and kitchen
- 2 shower rooms
- Patio garden
- Off-street parking
- Council tax band C



- A holding deposit of £750 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 | | |
| | 72 | 84 |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band: **C**

