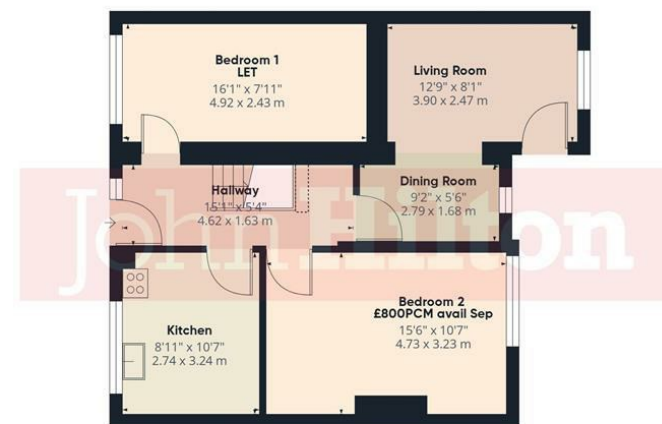


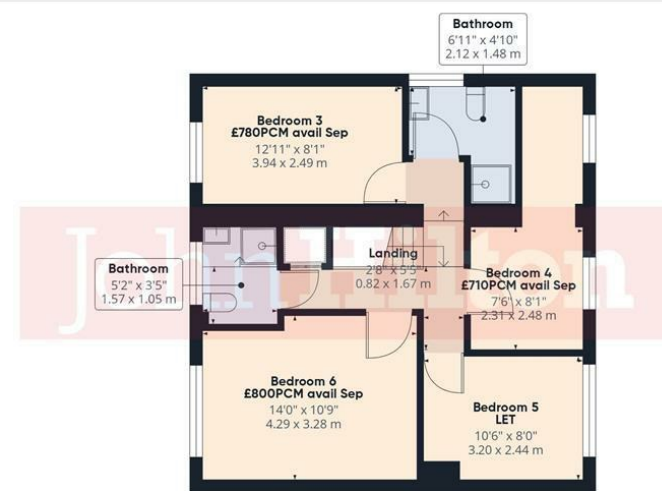
JohnHilton

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Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1176 ft²
109.3 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

PCM £710 PCM

view all our properties at:
www.johnhiltons.co.uk



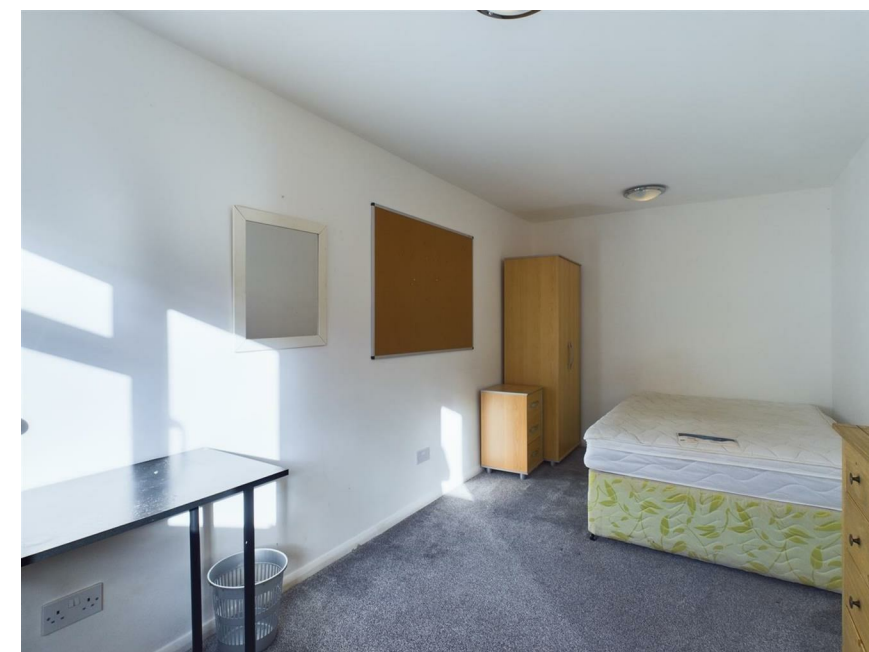


62 Thompson Road, East Sussex, BN1 7BH

- A MUST SEE 6 bedroom property, 5 doubles and 1 single (professionals or students)
- Prices between £710PCM to £780PCM including bills
- WILL HAVE BRAND NEW WHITE SHUTTER BLINDS, DESKS, CHAIRS, BEDS, TO EACH BEDROOM
- 3 rooms available now and 3 available from 16 September 2025
- 11-month tenancy
- Furnished
- Separate living room with dining room table
- 2 shower rooms
- Patio garden
- Off-street parking
- Council tax band C



- A holding deposit of £163.84-180.00 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		84
(81-91) B		
(69-80) C	72	
(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**

