

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

62a 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

£3,089

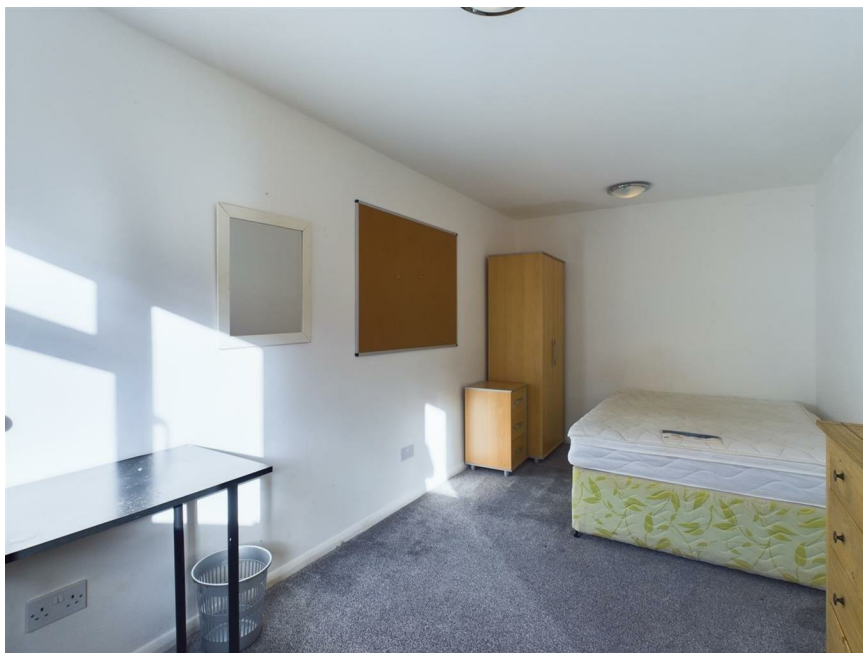


62a Thompson Road, East Sussex, BN1

7BH

- A MUST SEE 4 bedroom property only £178.26 per person per week including all bills and cleaner
- WILL HAVE BRAND NEW WHITE SHUTTER BLINDS, DESKS, CHAIRS, BEDS, TO EACH BEDROOM
- 2 rooms filled already (6 bedrooms in house total)
- 11 month tenancy
- Available 16th September 2025
- Furnished
- Separate living room and kitchen
- 2 shower rooms
- Patio garden
- Off-street parking
- Council tax band C

- A holding deposit of £713.04 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



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**