

JohnHilton

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Est 1972



36 Camelford Street, Brighton, BN2 1TQ

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or lettings@johnhiltons.co.uk

£715 PCM

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36 Camelford Street, Brighton, BN2 1TQ

- Double bedrooms available on individual tenancies in a STUDENT PROPERTY (students only)
- Different size bedrooms, ranging from £165.00 per person per week / £715.00 per person per month, £170.00 per person per week / £736.67 per person per month, £180.00 per person per week / £780.00 per person per month (8 available)
- Available 19 August 2025
- A bills package is mandatory at £19.00 per person per week and includes gas, water, electricity, TV license & internet with unlimited usage
- Modern neutral décor
- Furnished
- Separate living room and kitchen diner
- Two bathrooms and 3 toilets
- Courtyard
- Popular location in Kemp Town, just off the seafront
- Council tax band D
- 12-month tenancy

- A holding deposit of between £165.00, £170.00 and £180.00 will be required to secure a room in 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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			64 65
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

- 8 bedroom house, STUDENT ONLY
- Seafront property in central Kemp Town, just off the seafront
- Available 19 August 2025
- £180.00 per person per week
- The house comes with three bathrooms, a large communal kitchen, and a separate living room
- Council Tax Band D
- House was fully refurbished in 2023

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