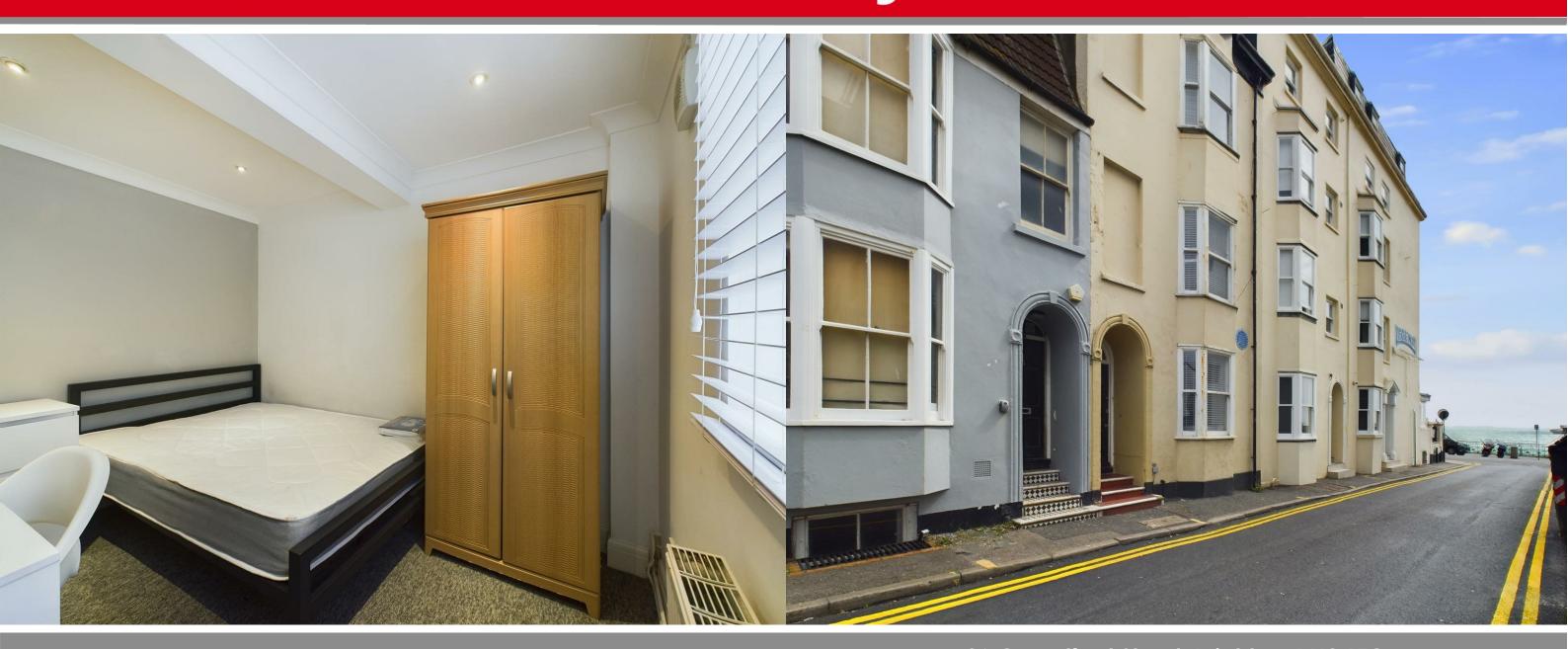
## John **Hilton**

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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



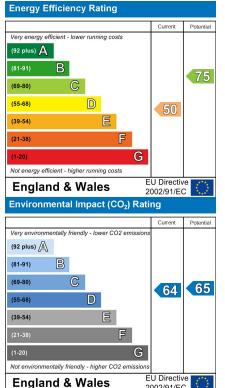












- 8 bedroom house, STUDENT ONLY
- Seafront property in central Kemp Town, just off the seafront
- Available 19 August 2025
- £180.00 per person per week
- The house comes with three bathrooms, a large communal kitchen, and a separate living room
- Council Tax Band D
- House was fully refurbished in 2023

## 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
- Courtvard
- 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





