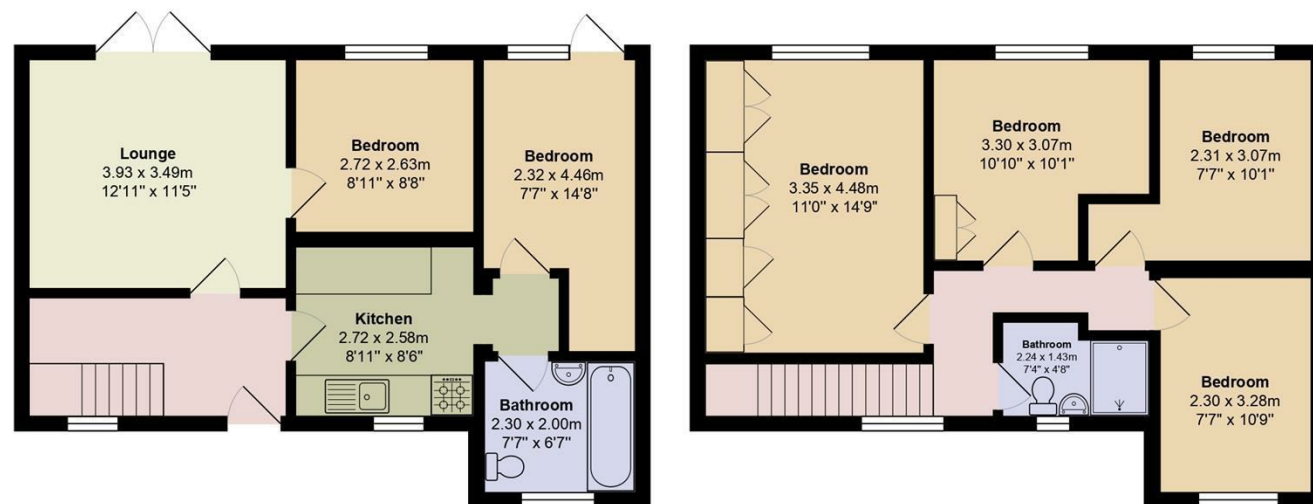


JohnHilton

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Est 1972

Ingham Drive, Brighton, BN1 9GL



Total Area: 106.7 m² ... 1148 ft²

All measurements are approximate and for display purposes only



Total Area Approx 1148.00 sq ft

25 Ingham Drive, Brighton, BN1 9GL

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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25 Ingham Drive, Brighton, BN1 9GL

- 6 double bedroom STUDENT PROPERTY (students only)
- Property to be refurbished in the void period.
- £130 per person per week / £563.33 per person per month
- Available 16th September 2025
- Modern neutral décor
- Furnished
- Separate living room and kitchen.
- 2 Bathrooms
- Garden with HOT TUB
- Popular location
- Council tax band C
- 11 month tenancy

- A holding deposit of £780 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

Approach

Lawned front garden, off-road parking space.

Entrance Hall

Stairs to first floor.

Lounge

3.93m x 3.49m (12'10" x 11'5")

French doors to rear garden.

Kitchen

2.72m x 2.58m (8'11" x 8'5")

Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap and drainer, spaces for appliances.

Bedroom

2.72m x 2.63m (8'11" x 8'7")

Window to rear.

Bedroom

4.46m x 2.32m (14'7" x 7'7")

Window and door to rear garden.

Bathroom

Fully tiled, jacuzzi bath with central mixer taps, electric shower over with hand shower on riser, wash basin, low-level WC.

First Floor Landing

Window to front, entrance to loft.

Bedroom

4.48m x 3.35m (14'8" x 10'11")

Window to rear with views of surrounding area, full-length fitted wardrobes.

Bedroom

3.30m x 3.07m (10'9" x 10'0")

Window to rear, built in wardrobe.

Bedroom

3.07m x 2.31m (10'0" x 7'6")

Window to rear with views of surrounding area.

Bedroom

3.28m x 2.30m (10'9" x 7'6")

Window to front.

Shower Room

Shower enclosure with aqua board splashbacks, electric shower with hand-held shower on riser, wash basin, low-level WC, tiled walls.

Rear Garden

Mostly laid to lawn, pebble infilled patio area with hot tub (available by separate negotiation).

Garage

With pitched roof and is located at rear of rear garden, accessed via access road behind.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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**