

# JohnHilton

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Est 1972



Total Area Approx sq ft

F6, 31 Edinburgh Road, Brighton, BN2 3HY

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
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01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

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**F6, 31 Edinburgh Road, Brighton, BN2 3HY**  
• 2 double bedroom STUDENT PROPERTY £201.92 per person per week (students only)  
• Available 11 September 2025  
• Modern neutral décor  
• Furnished  
• Shared roof terrace  
• Popular location, situated on the Lewes Road, close to shops and amenities  
• Council tax band A  
• 11-month tenancy

• A holding deposit of £403.84 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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **A**

