

St. Mary Magdalene Street, Brighton, BN2 3HD

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 867.00 sq ft

41 St Mary Magdalene Street, Brighton, BN2 3HU

To view, contact John Hilton:
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PCM £850 PCM



41 St Mary Magdalene Street, Brighton, BN2 3HU

- 4 Double bedrooms available in professional HMO
- £850.00 per person per month
- Available 14 July 2025
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- One shower room and further toilet
- Patio garden
- Popular location, just off the Lewes Road
- Council tax band C
- 12-month tenancy
- Bills included (Gas, electric and water , TV license, Internet, Council tax, Annual oven and carpet clean, 2x external window cleans a year, Communal cleaning fortnightly)
- A holding deposit of £196.15 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



LOWER GROUND FLOOR:

Living Room
4.13m x 3.01 (13'6" x 9'10")

Kitchen
4.13m x 2.86m (13'6" x 9'4")

GROUND FLOOR:

Bedroom
3.20m x 2.24m (10'5" x 7'4")

Bedroom
3.17m x 2.61m (10'4" x 8'6")

Separate WC

FIRST FLOOR:

Bedroom
4.25m x 2.14m (13'11" x 7'0")

Bedroom
3.20m x 2.56m (10'5" x 8'4")

Shower Room

Garden
5.70m x 4.46m (18'8" x 14'7")



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (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**



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John**Hilton**