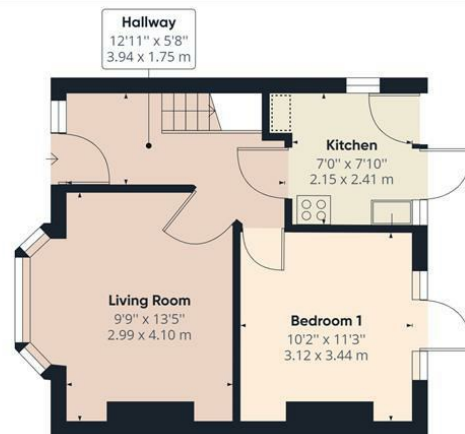


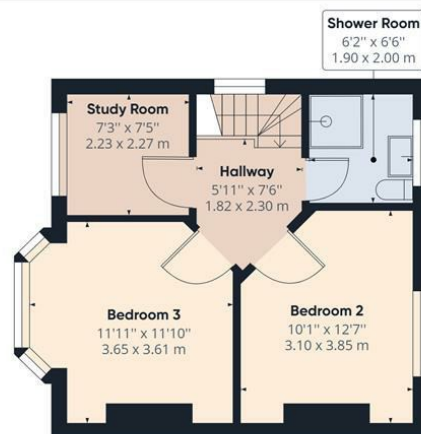
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Est 1972



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

778.90 ft²
72.36 m²

Reduced headroom

3.50 ft²
0.32 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx sq ft

24 Nyetimber Hill, Brighton, BN2 4TL

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £2,000 PCM

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24 Nyetimber Hill, Brighton, BN2 4TL

- *Student House
- *£153.85 per person per week
- *3 double bedrooms and further study room
- *Separate living room
- *Neutral décor
- *Furnished
- *Garden
- *On street parking
- *Available 18 September 2025
- *Council tax band C
- *11 Month contract

* A holding deposit of £461.54 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move in
* 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 as the rent is due monthly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **C**

