

JohnHilton

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Est 1972



Total Area Approx sq ft

255 Bear Road, Brighton, BN2 4DD

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 £1,600 PCM

view all our properties at:
www.johnhiltons.co.uk





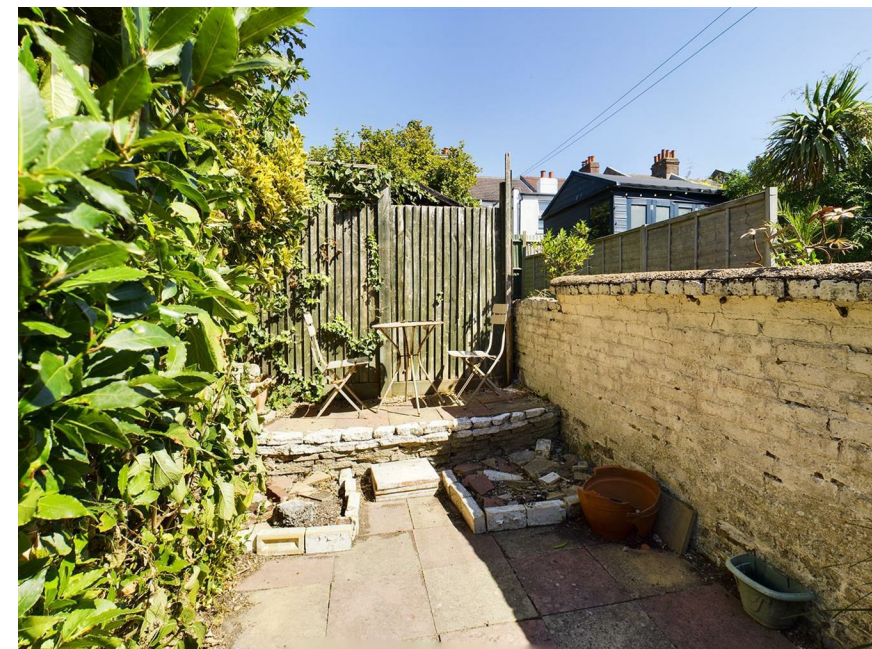
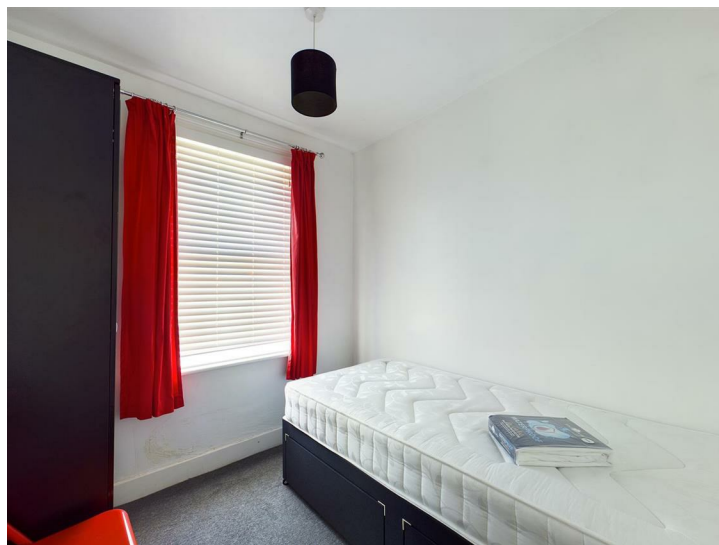
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- * 2 bedroom first floor student flat
- * £184.61 per person per week
- * Lovely bright living room with dining table
- * Council tax band A
- * Available 12th September 2025
- * Modern neutral décor
- * Separate kitchen
- * Modern kitchen with appliances
- * Nice garden
- * 12 month tenancy

A holding deposit of £369.23 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 firsts months 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



- 2 bedroom first floor flat
- Separate living room with dining facilities
- Garden
- Separate kitchen
- Light and bright flat

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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**