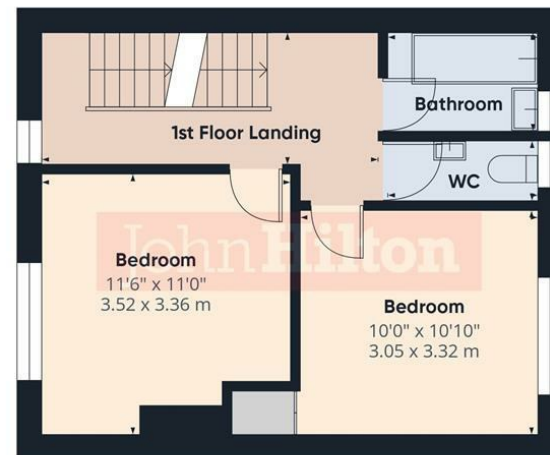


John Hilton

John Hilton

Est 1972



Total Area Approx 979.00 sq ft

111 Beatty Avenue, Brighton, BN1 9EP

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

£2,500

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





111 Beatty Avenue, Brighton, BN1 9EP

- A must see 4 double bedroom property available to students and sharers
- Bright and spacious, ideal for comfortable living and study
- Only £2,500 PCM
- Available 10/08/2026
- Modern neutral décor
- Furnished
- Open plan living room diner
- 2 Bathrooms
- Large dual level Garden
- Popular location
- Council tax band C
- 12-month tenancy

• A holding deposit of £144.23 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 with paved footpath leading to entrance.

Entrance Hall

Stairs ascend to first floor.

Living Room

3.47m x 3.92m (11'4" x 12'10")

Window to front, fireplace, archway through to:

Dining Room/Bedroom

2.64m x 2.70m (8'7" x 8'10")

Patio doors to rear garden.

Kitchen

2.64m x 2.70m (8'7" x 8'10")

Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap, built-in oven and hob with canopy extractor hood over, spaces for appliances and window to rear.

First Floor Landing

Stairs ascend to second floor, window to front.

Bedroom

3.05m x 3.32m (10'0" x 10'10")

Window overlooking rear garden, built-in recessed storage cupboard.

Bedroom

3.52m x 3.36m (11'6" x 11'0")

Window to front with delightful panoramic views of the surrounding area.

Bathroom

Panel-enclosed bath with shower mixer tap and shower screen, wash basin, heated towel rail, fully tiled walls and window to rear.

Separate WC

Low-level WC, wash basin, window to rear.

Second Floor Landing

Bedroom

3.37m x 2.32m (11'0" x 7'7")

Window overlooking rear garden.

Bedroom

4.28m x 2.69m (14'0" x 8'9")

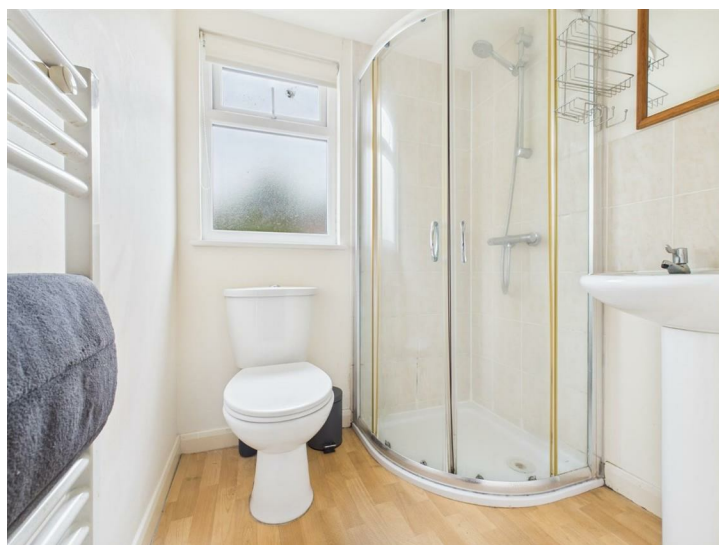
Velux window to front with delightful panoramic views of surrounding area.

Shower Room

Corner shower enclosure with tiled surround, mains shower with hand-held shower attachment on riser, wash basin, low-level WC and window to rear.

Garden

Paved and pebble infilled patio area, steps up to raised lawned garden with fenced boundaries.



- Spacious Four-Bed House
- Two Bath/Shower Rooms Plus Additional WC
- Delightful Views at the Front
- Spacious Accommodation
- Previously Let as an HMO
- Potential for Fifth Bedroom
- Popular Residential Area
- Close to Local School & Shops
- Easy Access to the Universities
- NO ONWARD CHAIN

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	
		79
	67	

Council Tax Band: **C**