



Total area: approx. 97.6 sq. metres (1050.8 sq. feet)

Total Area Approx 1065.63 sq ft



79 Brading Road, Brighton, BN2 3PE

To view, contact John Hilton:  
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**PCM £3,400 PCM**



## 79 Brading Road, Brighton, BN2 3PE

- 5 double bedroom STUDENT PROPERTY (students only)
- £156.92 per person per week / £680.00 per person per month
- Available 31 August 2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Two shower rooms
- Garden
- Popular location, just off the Lewes Road
- Council tax band C
- 11-month tenancy

- A holding deposit of £784.60 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
- All tenants must be full-time students during the term of this tenancy

### Front Garden

Stairs to front door.

### Entrance Hall

Stairs to first floor.

### Kitchen / Dining / Living Room

6.06m x 2.62m (19'10" x 8'7")

Range of units at base level with worktops over, stainless steel sink with mixer tap and drainer, built in oven with hob and extractor hood over, space and plumbing for washing machine and fridge/freezer. Space for dining table and 2 sofas, windows to side, back door to garden.

### Bedroom 1

4.07m x 3.53m (13'4" x 11'6")

Bay window to front, feature fireplace.

### Bedroom 2

3.51m x 2.90m (11'6" x 9'6")

Window to rear.

### Landing

Built in storage cupboard, access to loft space.

### Bedroom 3

3.19m x 2.62m (10'5" x 8'7")

Window to rear, built in wardrobe.

### Shower Room

Part tiled walls, wash hand basin with mixer tap and storage cupboard below, low flush WC, glass shower cubicle with mixer shower.

### WC

Window to side, low flush WC, wash hand basin.

### Bedroom 4

3.51m x 2.90m (11'6" x 9'6")

Window to rear.

### Bedroom 5

4.02m x 2.95m (13'2" x 9'8")

Bay window to front.

### Shower Room

Fully tiled walls, wash hand basin with mixer tap and storage cupboard below, low flush WC, glass shower cubicle with mixer shower.

### Garden

Paved patio with flower beds and walled boundaries.



| 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 |                         |           |
|                                             |                         | 84        |
|                                             | 67                      |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band: **C**

- 5 Bed HMO
- Good Condition
- Open Plan Kitchen / Living Area
- 2 Shower Rooms
- Popular Student Location
- Generously Proportioned Room
- Easy Access To City Centre and the Uni's