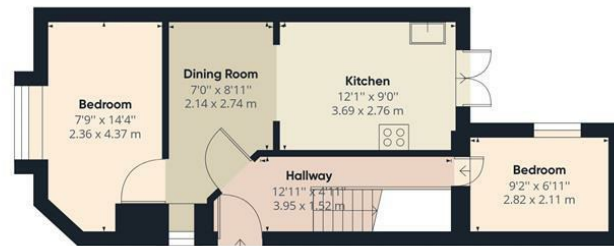




Floor -1



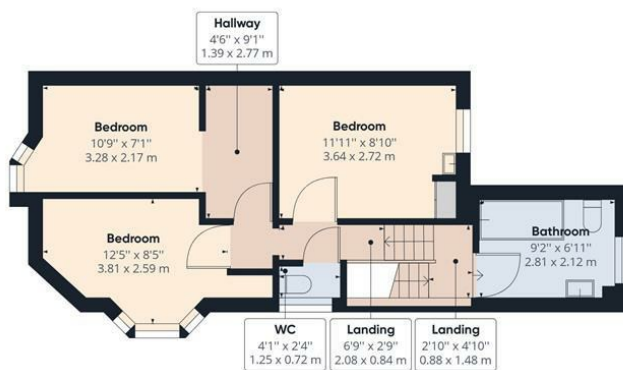
Ground Floor

Approximate total area⁽¹⁾
1279.66 ft²
118.88 m²

(1) Excluding balconies and terraces

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



Floor 1



Total Area Approx sq ft

125 Islingword Road, Brighton, BN2 9SG

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 £3,325 PCM



125 Islingword Road, Brighton, BN2

9SG

- 5 double bedroom STUDENT PROPERTY (students only)
 - £153.46 per person per week / £665.00 per person per month
 - Available 24 August 2026
 - Modern neutral décor
 - Furnished
 - Separate living room and kitchen diner (new kitchen fitted 2025)
 - Bathroom and shower room
 - Small patio garden
 - Popular location
 - Council tax band A
 - 11-month tenancy
- A holding deposit of £767.30 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



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		
	53	79
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**