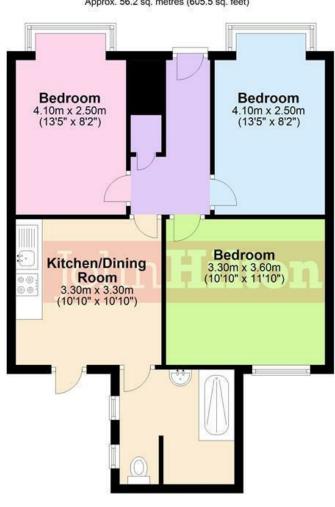
## John **Hilton**

Est 1972

## First Floor



Total area: approx. 56.2 sq. metres (605.5 sq. feet)



Total Area Approx sq ft

45 Sandown Road, BN2 3EH

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 £2,085 PCM** 









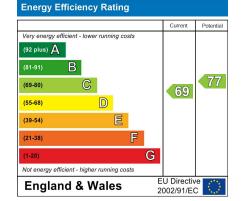












Council Tax Band: **B** 

## 45 Sandown Road, BN2 3EH

- 3 double bedroom flat / STUDENT PROPERTY (students only)
  £160.38 per person per week / £695 per person per month
  Available 11 September 2026
  Modern neutral décor
  Furnished
  Open plan kitchen/diner
  Locks on bedroom doors
  Bathrooms
  Evenly sized bedrooms
  Low-maintenance garden
  Popular location for students Elm Grove area
  On street permit parking Zone S
  Council tax band B
  11-month tenancy

- A holding deposit of £481.15 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.





