

JohnHilton

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Est 1972



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

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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: **B**

