

JohnHilton

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Est 1972



46 Albion Hill, Brighton, BN2 9NW

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or lettings@johnhiltons.co.uk

£4,610 PCM

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





46 Albion Hill, Brighton, BN2 9NW

- 7 double bedroom STUDENT PROPERTY (students only)
- £151.98 per person per week / £658.57 per person per month
- Available 4 September 2026
- Modern neutral décor
- Furnished
- Open plan living room/kitchen with further utility area
- Locks on bedroom doors
- 2 Shower Rooms & 2 WCs
- Patio area and garden (gardening included within the rent)
- Popular location in Hanover, short walk to the City Centre
- Council Tax band B
- 11-month tenancy

- A holding deposit of £1063.85 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	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- 7 double bed bedroom student property £131.86 per person per week
- Open plan kitchen/ living room/ utility room
- 2 shower rooms and two separate toilets
- Popular Hanover Area, walking distance to Town
- Substantial House Over 3 Levels
- Gardening included
- Will need a full group of 7 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £21 pp pw (Gas, water, electric, internet and TV license)

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