John **Hilton**

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Est 1972

Ground Floor Approx. 43.6 sq. metres (468.8 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 sq. feet)

Total Area Approx sq ft

20 Broadfields, Brighton, BN2 4QF

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 £2,000 PCM









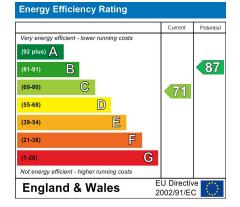












Council Tax Band: B

20 Broadfields, Brighton, BN2 4QF

- 4 bedroom STUDENT PROPERTY (students only)
 £115.38 per person per week / £500 per person per month
 Available 27/08/2026
- Furnished

- Open plan living room kitchen2 Bathrooms

- Garden
 Popular location
 Council tax band B
 11-month tenancy
- A holding deposit of £461.54 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

Lawned

Entrance Hall

Large storage cupboard, storage area under stairs.

Ground Floor Cloakroom Separate WC.

Open Plan Kitchen/Living Room 6.55m x 2.69m (21'6 x 8'10)

Kitchen AreaRange of units at eye and base level, fitted electric oven and gas hob, combi boiler.

Living Area

Patio doors to garden.

Bedroom

3.78m x 3.68m (12'5 x 12'1) Floor to ceiling window.

Large storage cupboard, plus built in wardrobe cupboard for adjacent bedroom, access to loft.

Bedroom

3.84m x 3.73m (12'7 x 12'3) Large recessed wardrobe.

Bedroom

3.45m x 3.00m (11'4 x 9'10) Window overlooks rear garden.

Bedroom

3.48m x 1.85m (11'5 x 6'1) Window overlooking rear garden.

Bathroom

White suite, electric shower over bath.

Lawned with rear access. Brick built storage shed.





