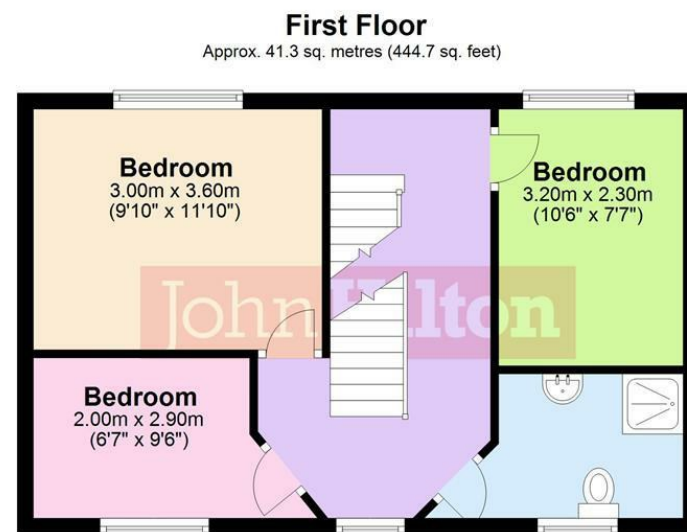




Total area: approx. 121.4 sq. metres (1306.2 sq. feet)



Total Area Approx sq ft

68 The Avenue, Brighton, BN2 4FA

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

PCM £3,780 PCM



68 The Avenue, Brighton, BN2 4FA

- 6 double bedroom STUDENT PROPERTY (students only)
- £145.38 per person per week / £630.00 per person per month
- Available 24 August 2026
- Modern neutral décor
- Furnished
- Open plan living room, kitchen
- Bathroom and shower room and further toilet
- Garden, with gardening included within the rent
- Off-street parking
- Popular location, close to Brighton Uni
- Council tax band C
- 11-month tenancy

- A holding deposit of £872.31 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		78
(55-68) D	56	
(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		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		