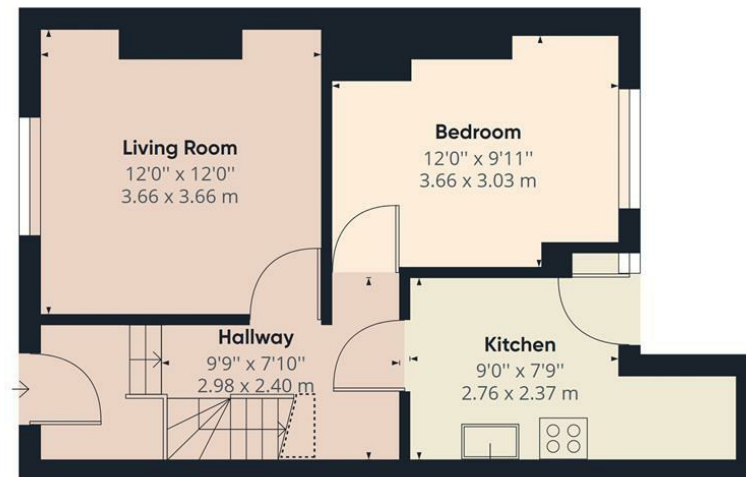
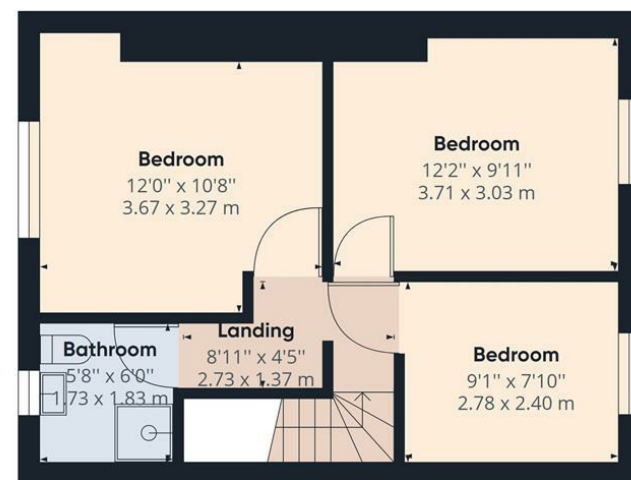




Ground Floor



Floor 1

Approximate total area⁽¹⁾

831.04 ft²
77.21 m²

Reduced headroom

5.84 ft²
0.54 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx sq ft

68 Coombe Road, Brighton, BN2 4EE

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 £2,500 PCM



68 Coombe Road, Brighton, BN2 4EE

- 4 double bedroom STUDENT PROPERTY (students only)
- £144.23 per person per week / £625.00 per person per month
- Available 24 August 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Shower room
- Garden with gardening included
- Popular location, up from the Lewes Road
- Council tax band C
- 11-month tenancy
- A holding deposit of £576.92 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		60	88
(92 plus) A			
(81-91) B			
(69-80) C			
(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: **C**