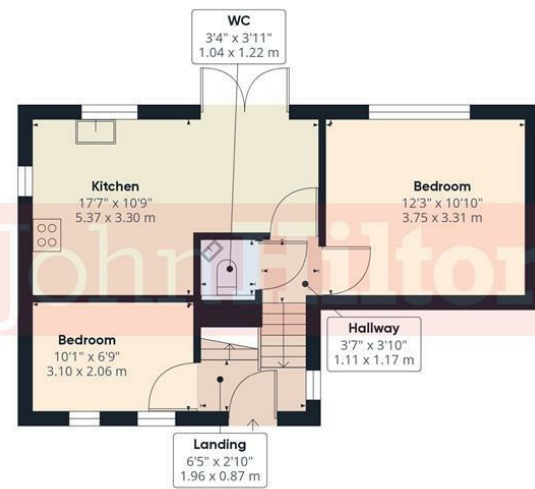


JohnHilton

JohnHilton

Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾
751.97 ft²
69.86 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx 840.00 sq ft

100 Norwich Drive, Brighton, BN2 4LG

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 £2,300 PCM

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





100 Norwich Drive, Brighton, BN2 4LG

- 4 double bedroom STUDENT PROPERTY (students only)
- £132.69 per person per week / £575.00 per person per month
- Available 11 August 2026
- Modern neutral décor
- Furnished
- Open plan living room, kitchen
- Shower room with toilet and an additional separate toilet
- Garden, gardening included
- Locks on bedroom doors
- Council tax band C
- 11-month tenancy

- A holding deposit of £530.77 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

Steps to front door, mainly laid to lawn with hedged boundaries.

Entrance Hall

Stairs to lower and upper levels.

Kitchen/Diner

Range of eye and base level units, Fridge/freezer, range cooker with gas hob and extractor hood above., washing machine, dishwasher, sink with drainer and mixer taps, tiled splash backs and tiled floor includes dining table and chairs. Dual windows to side and rear and door to rear garden.

Bedroom

Window to rear overlooking rear garden.

Downstairs WC

Low flush WC, basin with mixer tap.

Half Landing

Bedroom

Window to front.

Landing

Access to loft space.

Bedroom

Window to side and rear, with stripped wooden flooring, overlooking rear garden with views beyond.

Spacious Shower Room

Double cubicle with dual mains operated shower with thermostatic control, low flush WC, wash hand basin with mixer tap and storage below, chrome heated towel rail, fully tiled walls with lino flooring, window to rear.

Bedroom

Dual aspect with stripped wooden floor and windows overlooking rear garden.

Spacious South Facing Garden

Mainly laid to lawn with wooden shed. Side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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**