

# JohnHilton

# JohnHilton

Est 1972



Total Area Approx sq ft

19 Egginton Close, East Sussex, BN2 4QH

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](mailto:sales@johnhiltons.co.uk)

**PCM £2,440 PCM**

view all our properties at:  
[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)







## 19 Egginton Close, East Sussex, BN2 4QH

- 4 double bedroom STUDENT PROPERTY (students only)
- £140.77 per person per week / £610.00 per person per month
- Available 09 September 2026
- Modern neutral décor
- Furnished
- Large open plan living room, kitchen
- Shower room with toilet and a further separate toilet
- Patio garden with gardening included
- Council tax band C
- 11-month tenancy

- A holding deposit of £563.08 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                                   |                         | 89        |
| (69-80) C                                   | 73                      |           |
| (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**