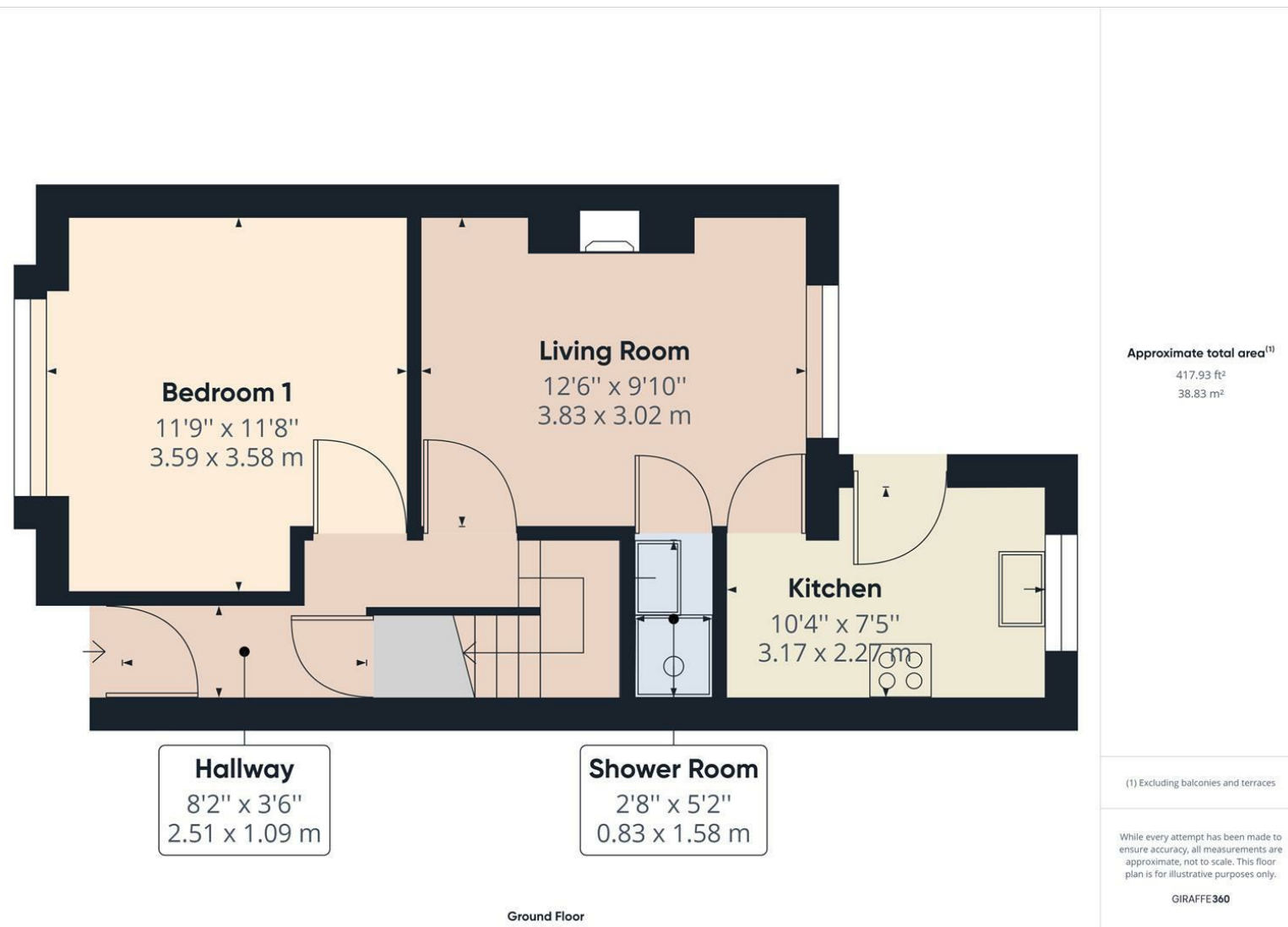


JohnHilton

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Est 1972



Total Area Approx sq ft

34 Baden Road, East Sussex, BN2 4DP

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 £2,200 PCM

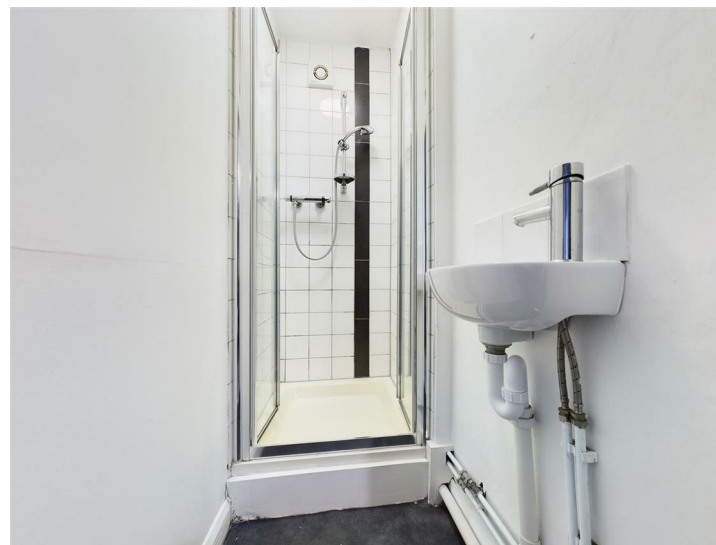
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34 Baden Road, East Sussex, BN2 4DP

- 3 double bedroom STUDENT PROPERTY (students only)
 - £169.23 per person per week / £733.33 per person per month
 - Available 25th August 2026
 - Modern neutral décor
 - Furnished
 - Separate living room and kitchen
 - Bathroom & Shower Room
 - Garden
 - Popular location
 - Council tax band C
 - 11-month tenancy
- A holding deposit of £507.69 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		68	84
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



Council Tax Band: C

John Hilton