

# JohnHilton

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Est 1972



Approximate total area<sup>(1)</sup>  
834.31 ft<sup>2</sup>  
77.51 m<sup>2</sup>

(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.

GIRAFFE360



Total Area Approx sq ft

378 Highbrook Close, Brighton, BN2 4HL

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

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# 378 Highbrook Close, Brighton, BN2 4HL

- \*4 double bedrooms.
- \*Right next door to Brighton University
- \*Available 25/08/2026
- \*£135.57 per person per week
- \*Separate living room and kitchen
- \*Storage room in hallway
- \*Lovely sunny Balcony
- \*Large kitchen with appliances
- \*Furnished
- \*11 Month Contract
- \*Council Tax Band B

\* A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent.

Once referencing is complete the Holding Deposit will go towards the first month's rent on move in  
 \* 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 as per person per week based on 52 weeks of the year as the rent is due monthly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract