

# JohnHilton

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Est 1972



Total Area Approx sq ft

111A Beatty Avenue, Brighton, BN1 9EP

To view, contact John Hilton:  
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## 111A Beatty Avenue, Brighton, BN1

9EP

A must see Room available in a 4 double bedroom property available to students and sharers - Bright and spacious, ideal for comfortable living and study

- Only £500 PCM
- Available 08/01/2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- 2 Bathrooms
- Large dual level Garden
- Popular location
- Council tax band
- 6-month tenancy

Bills add on options available

- A holding deposit of £115.38 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



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

Council Tax Band: