

St. Mary Magdalene Street, Brighton, BN2 3HD

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 867.00 sq ft

41a St Mary Magdalene Street, Brighton, BN2 3HU

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

PCM £2,600 PCM



41a St Mary Magdalene Street, Brighton, BN2 3HU

- 4 double bedrooms available for professionals or students
- £650.00 per person per month
- Available 14 July 2025
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- One shower room and a further toilet
- Patio garden
- Popular location, just off the Lewes Road
- Council tax band C
- 12-month tenancy

• A holding deposit of £600.000 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 as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



LOWER GROUND FLOOR:

Living Room

4.13m x 3.01 (13'6" x 9'10")

Kitchen

4.13m x 2.86m (13'6" x 9'4")

GROUND FLOOR:

Bedroom

3.20m x 2.24m (10'5" x 7'4")

Bedroom

3.17m x 2.61m (10'4" x 8'6")

Separate WC

FIRST FLOOR:

Bedroom

4.25m x 2.14m (13'11" x 7'0")

Bedroom

3.20m x 2.56m (10'5" x 8'4")

Shower Room

Garden

5.70m x 4.46m (18'8" x 14'7")



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (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**

