



## 4 Station Approach

Brighton, BN1 9SD

**£2,448 PCM**

LARGE BEDROOMS | LARGE KITCHEN/DINING ROOM | SUPER CLOSE TO UNIVERSITY | 2 BATHROOMS | ONLY £141 PPPW | UNLIMITED BILLS PACKAGE AVAILABLE

Pavilion Properties are delighted to offer this fully furnished four bedroom semi-detached student house located directly opposite Falmer train station and within a stones throw of Sussex University. This property comprises of a good size lounge, three double bedrooms and one large single bedroom (all with storage), separate kitchen with appliances, bathroom and extra large rear garden.

NO GUARANTOR NO PROBLEM - WE ALSO ACCEPT RENT GUARANTOR

Rent: £2,448 (£141.23 per person per week)

Deposit: £2,824 (£706 per person)

Available: 27th August 2026

Council tax band: C

Bills package can be added, please ask a member of staff for details

ALSO SECURE THIS PROPERTY WITH A BILLS PACKAGE AND YOU WILL AUTOMATICALLY BE ENTERED INTO OUR PRIZE DRAW AND YOU COULD GET YOUR UTILITY COSTS REFUNDED FOR THE YEAR ££

- Furnished
- Four Bedrooms
- Bathroom With Shower
- Additional Shower Room
- Close To University
- Unlimited Bills Package Available

### Viewing

Please contact our Pavilion Properties Office on 01273 686 306 if you wish to arrange a viewing appointment for this property or require further information.





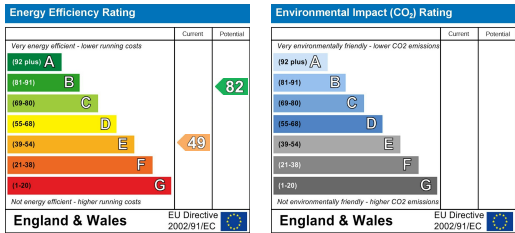
Floor Plan



Area Map



Energy Efficiency Graph



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