



## 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 ££

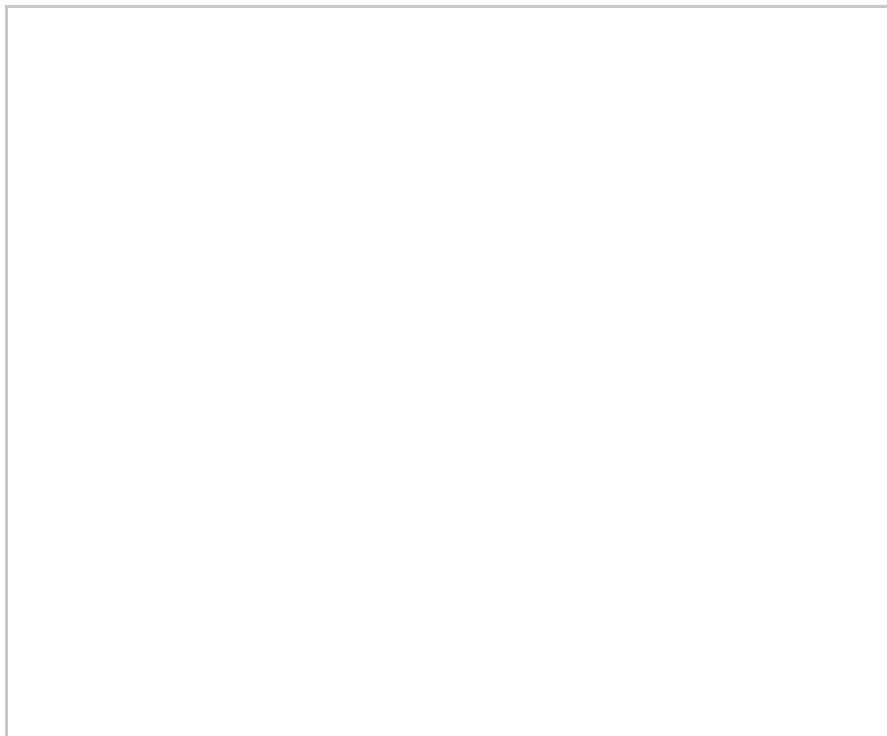
### Viewing

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.

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



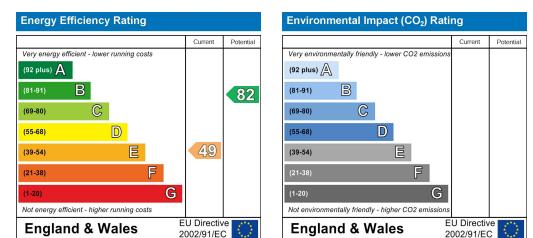
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.