



76 Kimberley Road

East Sussex, BN2 4EP

£2,640 Per Month

GREAT HOUSE | EXCELLENT LOCATION | 4 DOUBLE BEDROOMS | BILLS PACKAGE AVAILABLE | ONLY £152 PPPW

Pavilion Properties are pleased to offer this four bedroom student house situated in the Coombe Road area within walking distance of Brighton University and the local amenities. The property is offered fully furnished and briefly comprises four double bedrooms, fitted kitchen with appliances, separate lounge and bathroom. This property is ideally situated for those students attending Mithras House campus.

NO GUARANTOR NO PROBLEM - WE ALSO ACCEPT RENT GUARANTOR & HOUSING HAND AS A REPLACEMENT

Rent: £2,640 (£152.30 Per Person Per Week)

Deposit: £3,044 (£761 Per Person)

Available: 6th August 2026

Council tax band: C

EPC: C

Bills option available, please ask for further information.

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 £££

- Coombe Road Area
- Furnished
- Four Double Bedrooms
- Garden
- Gas Central Heating
- Good EPC Rating

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.



A map snippet from Google Maps showing a street intersection. A green pin is placed on Ladysmith Rd. The surrounding streets are Coombe Rd, Riley Rd, Ewhurst Rd, Milner Rd, Baden Rd, and Bevendean Rd. A large green area is visible at the bottom of the map. The Google logo and 'Map data ©2025 Google' are at the bottom.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 70		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(20 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 63		

EU Directive 2002/91/EC



PAVILION PROPERTIES LTD, 128-129 LEWES ROAD, BRIGHTON, EAST SUSSEX, BN2 3LG
T: 01273 686 306 F: 01273 686 211 W: WWW.PAVILIONPROPERTIES.CO.UK
COMPANY REGISTRATION NO: 7084611