



# 125 Upper Lewes Road

Brighton, BN2 3FD

**£750 PCM**

ALL BILLS INCLUDED | INDIVIDUAL STUDENT TENANCY | SPACIOUS DOUBLE ROOM | SEPTEMBER 2026 | PROFESSIONALLY MANAGED

Pavilion Properties are delighted to offer this spacious furnished double room within a well-maintained seven-bedroom student house, ideally suited to students looking for comfortable and hassle-free accommodation for the academic year.

The room is fully furnished with a double bed, wardrobe, desk and chair, providing plenty of space for both studying and relaxing.

Residents benefit from access to a modern shared kitchen with appliances, together with communal living space creating an ideal environment for student living and socialising.

All utility bills are included within the rent, allowing for a simple all-inclusive monthly payment with no hidden costs.

The property is professionally managed by Pavilion Properties and benefits from a dedicated maintenance reporting system together with a 24-hour emergency contact service, ensuring any issues are dealt with quickly and efficiently.

Situated in a popular student location, the property offers convenient access to local shops, supermarkets, transport links, Brighton University and Sussex University.

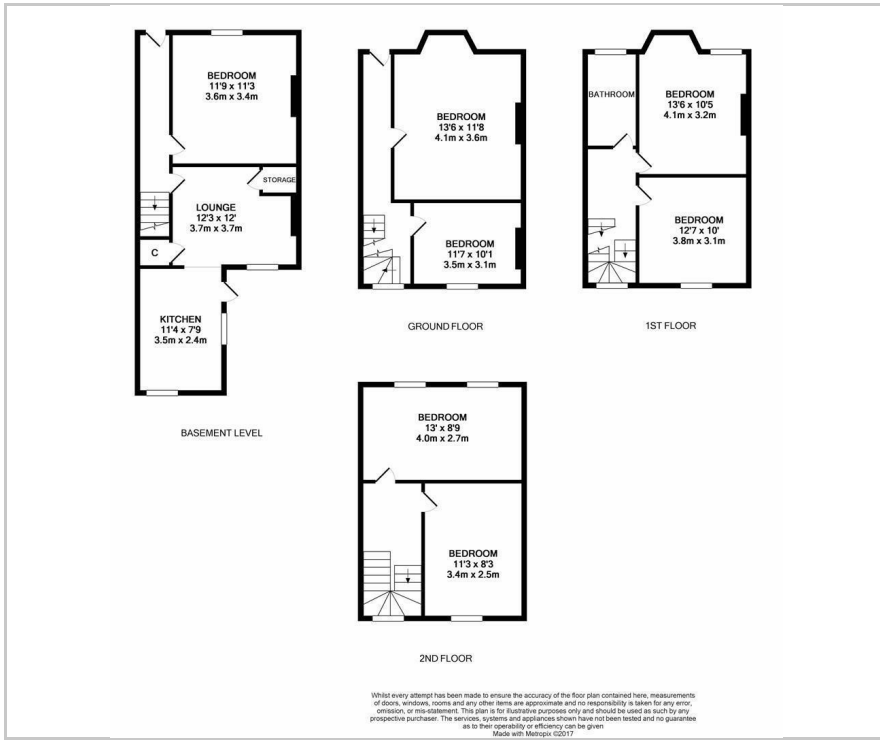
NO GUARANTOR? NO PROBLEM.  
We also accept Rent Guarantor and Housing Hand as guarantor replacement services.

## Viewing

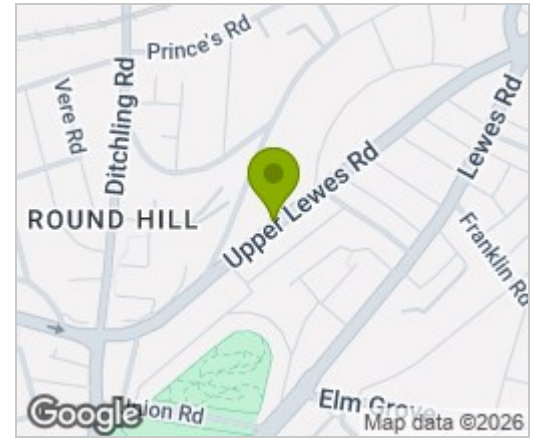
Please contact our Pavilion Properties Office on 01273 686 306 if you wish to arrange a viewing appointment for this property or require further information.

- Double bedroom (fully furnished)
- Available September 2026
- Student only property
- All bills included (gas, electric, water, WiFi)
- Shared kitchen & communal areas
- Use of 2 separate shower rooms
- Professional management & maintenance reporting system
- Walking distance to university / excellent transport links
- Secure tenancy setup for academic year

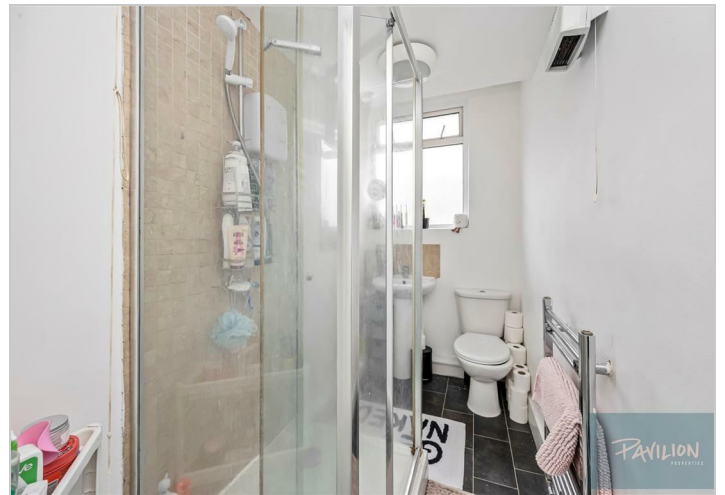
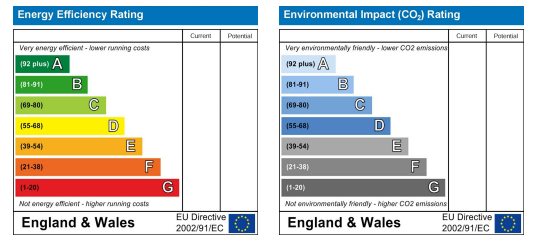
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.