



## 53 Stanley Road

Brighton, BN1 4NH

**£179 Per Month**

DOUBLE ROOM | ALL BILLS, WI-FI & WEEKLY CLEANER INCLUDED | ONLY £179 PPPW | LARGE STUDENT HOUSE | LOW DEPOSIT | AVAILABLE SEPTEMBER 2026

Pavilion Properties are delighted to offer this fully furnished double bedroom within a substantial six-bedroom student house, ideally located on Stanley Road and available for the 2026–2027 academic year.

Situated within easy reach of both universities, London Road, Preston Circus, local supermarkets, cafés and excellent transport links, this spacious student property provides comfortable and convenient accommodation in a highly sought-after Brighton location.

The bedroom is offered fully furnished with a bed, wardrobe, desk and chair, providing an ideal space for both studying and relaxing. Tenants will also benefit from access to generous communal facilities including a large fitted kitchen with appliances and American-style fridge freezer, separate dining area, spacious communal lounge, two bathrooms and a private rear garden.

For added convenience, the rent includes all utility bills, high-speed Wi-Fi and a weekly communal cleaner, providing a simple and hassle-free student living experience with no unexpected costs.

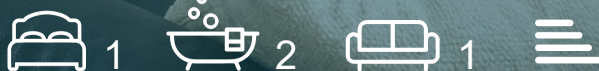
The property is professionally managed by Pavilion Properties, with a dedicated maintenance reporting system and responsive management team available throughout the tenancy.

Please note that some marketing photographs have been digitally enhanced using AI virtual dressing techniques to

- Fully furnished double bedroom
- All bills included
- High-speed Wi-Fi included
- Weekly communal cleaner included
- Spacious communal lounge
- American-style fridge freezer
- Two bathrooms
- Individual student tenancy
- Professionally managed property

### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>			<b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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