

# JohnHilton

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Est 1972



Total Area Approx sq ft

15 Franklin Street, Brighton, BN2 3AL

To view, contact John Hilton:  
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## 15 Franklin Street, Brighton, BN2 3AL

- 5 double bedroom STUDENT PROPERTY (students only)
  - The property was previously a 4 bed and will have a dormer loft conversion, plus an additional bathroom, the other bathroom will be upgraded, a new kitchen, redecoration and new furniture
  - £140.00 per person per week / £606.67 per person per month
  - Available 18 August 2026
  - Will be newly decorated
  - Furnished
  - Open plan living room kitchen
  - Two shower rooms
  - Patio garden
  - Popular location
  - Council tax band C
- A holding deposit of £700.00 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts
- Please note that rent is shown per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly
- All tenants must be full-time students during the term of this tenancy



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 85        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 63      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Council Tax Band: **C**