



## 23 Edinburgh Road

East Sussex, BN2 3HY

**£2,716 PCM**

4 DOUBLE BEDROOMS | EXCELLENT LOCATION | LARGE KITCHEN - LIVING ROOM | WI-FI INCLUDED | CLEANER INCLUDED | ONLY £156 PPPV

Pavilion Properties are delighted to offer this fantastic four bedroom student house situated in a perfect location for students, just off of Lewes Road and very close to plenty of local shops, cafes, supermarkets and many other amenities. The house is offered fully furnished, has four equally good-size bedrooms and is close to great transport links to the universities and the town centre. The contemporary-style fitted kitchen is large and comes with appliances. There is a separated living room of a generous size with access to the rear patio garden. The bathroom has a white suite with both shower and bath facilities.

NO GUARANTOR NO PROBLEM - WE ALSO ACCEPT RENT GUARANTOR & HOUSING HAND

Rent: £2,716 (£156.70 Per Person Per Week)

Deposit: £3,132 (£783 each)

Available 17th September 2026

Council tax band: C

Included: Wi-Fi & Weekly communal cleaner

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.

- Four Double Bedrooms
- Ideal For Students
- Fully Furnished
- Lewes Road
- Private Garden
- Unlimited Energy Package Available



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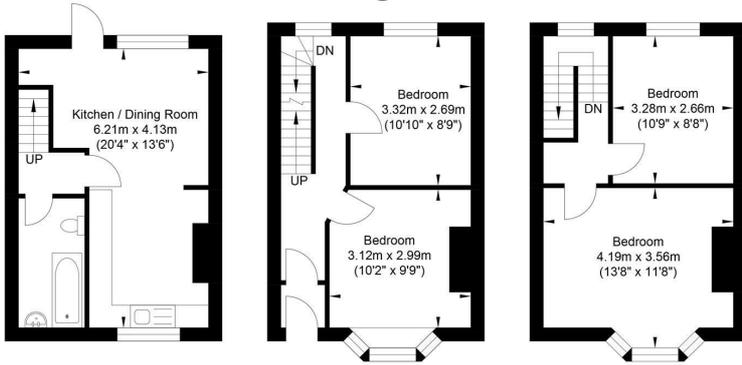
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## Floor Plan

### Edinburgh Road



**Basement**  
Approximate Floor Area  
280.07 sq ft  
(26.02 sq m)

**Ground Floor**  
Approximate Floor Area  
299.88 sq ft  
(27.86 sq m)

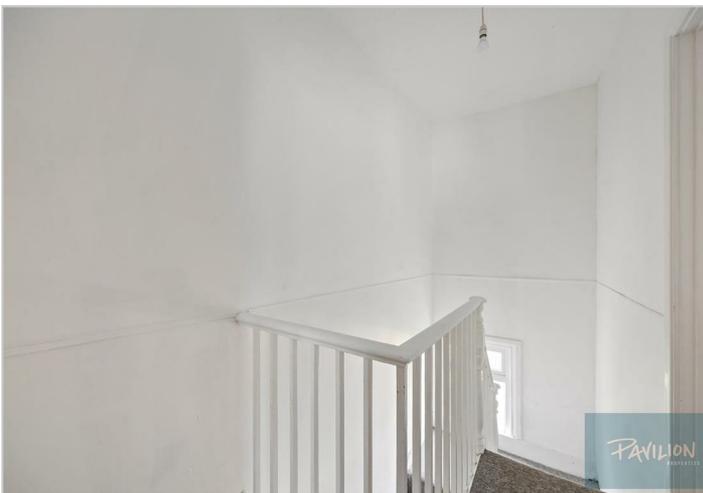
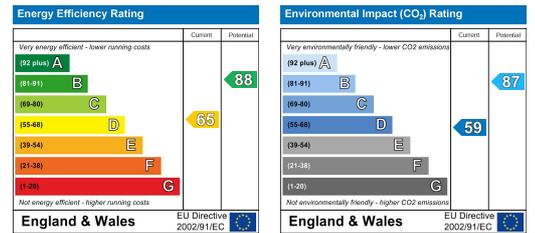
**First Floor**  
Approximate Floor Area  
299.88 sq ft  
(27.86 sq m)

Approximate Gross Internal Area = 81.74 sq m / 879.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.