



Total Area Approx sq ft

199 Elm Grove, Brighton, BN2 3EL

To view, contact John Hilton:  
 52 High Street, Rottingdean, BN2 7HF  
 132-135 Lewes Road, Brighton, BN2 3LG  
 01273 608151 or sales@johnhiltons.co.uk

**PCM £2,800 PCM**

## 199 Elm Grove, Brighton, BN2 3EL

- 6 double bedroom STUDENT PROPERTY (students only)
- £107.69 per person per week / £466.67 per person per month
- Available 01 August 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Main bathroom with toilet, further separate toilet and two bedrooms with showers
- Garden
- Popular location
- Council tax band C

- A holding deposit of £446.15 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

\*\* This property is available with a no deposit option, allowing eligible tenants to move in without paying a traditional tenancy deposit. Contact us for details. \*\*



- 6 double bedroom STUDENT PROPERTY
- Available 15 September 2023
- Modern neutral décor
- Furnished
- Separate living room and kitchen diner
- Bathroom, further WC and showers in 2 bedrooms
- Garden
- Popular Elm Grove location
- Council tax band C
- 11-month tenancy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		60	
(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**