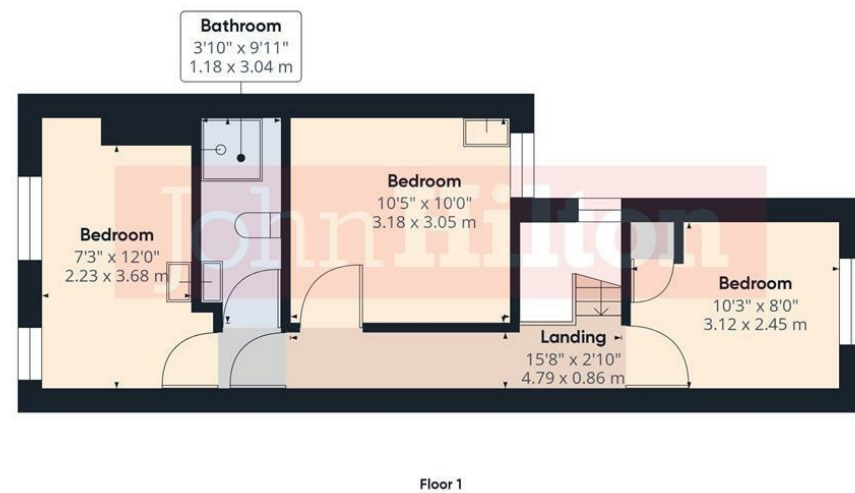


Approximate total area<sup>(1)</sup>  
833.56 ft<sup>2</sup>  
77.44 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

40 Hollingdean Road, Brighton, BN2 4AA

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

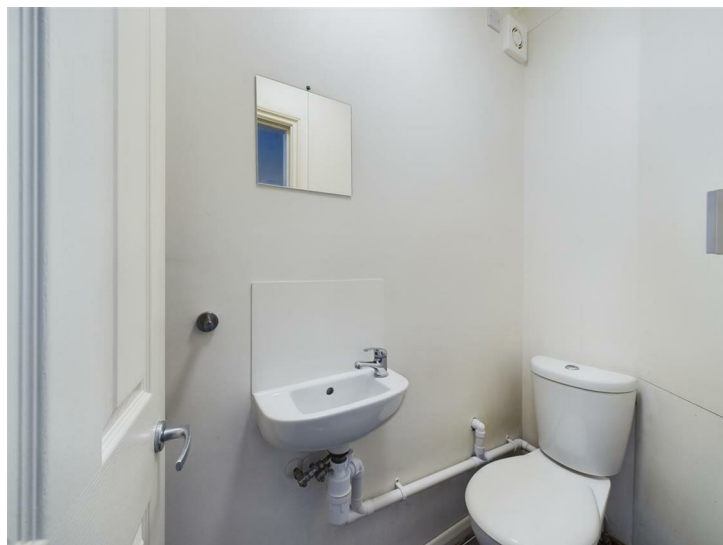
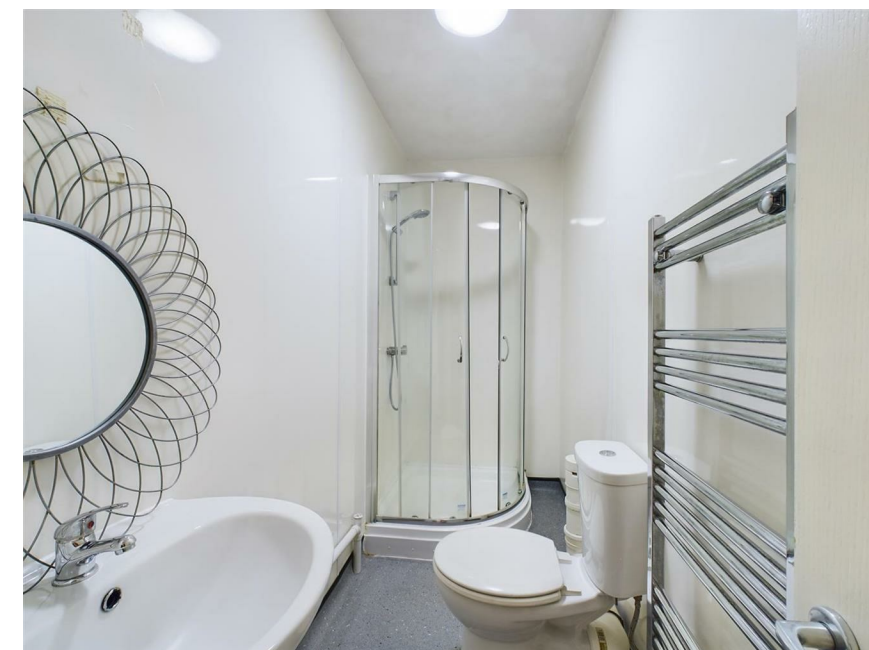
**PCM £2,500 PCM**

## 40 Hollingdean Road, Brighton, BN2

### 4AA

- \* 15 double bedroom student house
- \* Available 20 August 2025
- \* £115.40 pppw £577PCM
- \* Modern neutral décor throughout
- \* Large kitchen/diner with TV
- \* Double Bedrooms all with locks.
- \* Large bathroom and separate WC
- \* Walking distance to the University
- \* Close to Sainsbury's and Lewes Road Shops
- \* Garden
- \* 11-month tenancy
- \* Council Tax Band B

A holding deposit of £634.61 will be required to secure the Property, which is equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go towards the first month's rent on move-in. 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 as per person per week based on 52 weeks of the year, as the rent is due monthly.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>89</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>68</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: **B**