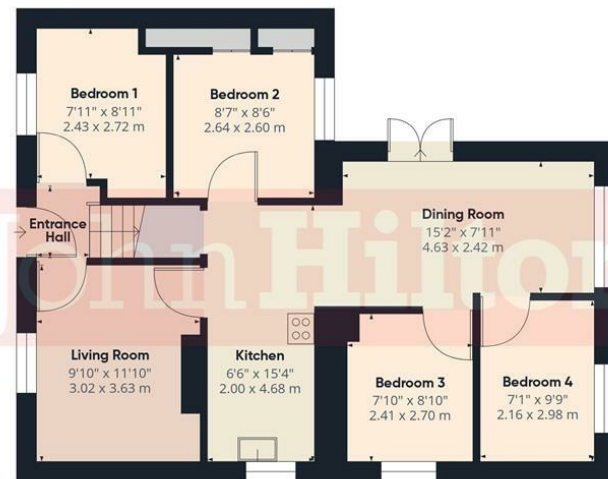


JohnHilton

JohnHilton

Est 1972



Ground Floor



Floor 1



Total Area Approx sq ft

34 Colbourne Avenue, Brighton, BN2 4GE

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 £450 PCM

view all our properties at:
www.johnhiltons.co.uk





34 Colbourn Avenue, Brighton, BN2

4GE

- ROOMS IN A 6 bedroom STUDENT PROPERTY (students only)
- Rooms available from £103.84 per person per week / £450.00 per person per month
- Available 04 September 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen with a further dining room area
- Two shower rooms and a separate toilet
- Large garden with gardening included
- Popular location
- Council tax band C

Bed 1 £520PCM/£120pppw; Bed 2 £450PCM/£103.84pppw; Bed 3 £450PCM/£103.84pppw; Bed 4 £520PCM/£120pppw; Bed 5 £550PCM/£126.92pppw; Bed 6 £550PCM/£126.92pppw

Unihomes package, mandatory to all rooms being filled, £22 per person per week for gas, electric, water, internet and TV license.

- A holding deposit of £115.38 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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**

- 6 bedroom student house
- Two reception rooms
- Separate kitchen
- Two bathrooms
- Good size garden
- Off street parking for one car
- Ideal location, just off the Lewes Road
- A short walk to Brighton Uni