

John Hilton

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Est 1972



Total Area Approx sq ft

26 Baden Road, Brighton, BN2 4DP

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

Per Month £2,000 Per Month

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A MUST SEE 4 BED STUDENT PROPERTY | ONLY £115.30 PPPW | BILLS CAN BE INCLUDED | PRIME STUDENT LOCATION |

- 4 bedroom STUDENT PROPERTY (students only)
- £115.30 per person per week / £500 per person per month BASED ON 4
- Available 31/08/2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band C

- A holding deposit of 1 weeks rent will be required to secure the Property. 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			
(69-80) C			80
(55-68) D		61	
(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**