



Approximate total area⁽¹⁾
864 ft²
80.2 m²

Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx 864.00 sq ft

5 The Highway, Brighton, BN2 4GB

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 £3,142 PCM

5 The Highway, Brighton, BN2 4GB

- 5 double bedroom STUDENT PROPERTY (students only)
 - £145.00 per person per week / £628.40 per person per month
 - Available 4th September 2026
 - Modern neutral décor
 - Furnished
 - Separate living room and kitchen
 - Bathroom & separate WC
 - Garden (maintenance included in rent)
 - Popular location
 - Council tax band C
 - 11-month tenancy
- A holding deposit of £725.00 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	64
(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**