

John Hilton

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Est 1972



134 Coombe Road, Brighton, BN2 4EE

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or lettings@johnhiltons.co.uk

£525 PCM

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



134 Coombe Road, Brighton, BN2 4EE

- 4 bedroom STUDENT PROPERTY (students only) One single room available to share with 3 other male students. The single bed can be replaced with a double if preferable.
- £121.15 per person per week / £525.00 per person per month
- Available 26 August 2026
- Modern neutral décor
- Please note that during the upcoming void period, the current available bedroom will be fully repainted and fitted with new carpets, providing a fresh and modern living environment for incoming tenants.
- Prospective tenants will have the option of a new small double bed and bedside table being provided if required.
- Furnished
- Separate living room and kitchen
- Bathroom
- Garden
- Popular location
- Council tax band C

- A holding deposit of £121.15 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

- 4 bedroom student property £149 per person per week
- Separate living room and kitchen
- Garden
- Popular student location, just off the Lewes Road
- Will need a group of 4 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £26 pp pw (Gas, water, electric, internet and TV license)
- WC en suite in the front bedroom