



125 Upper Lewes Road

Brighton, BN2 3FD

£780 PCM

Spacious Double Student Room | Bills Included | Sept 2026

This spacious double room forms part of a well-maintained student house, designed to provide comfortable and practical living for the academic year.

The room comes fully furnished with a double bed, wardrobe, desk, and chair—ideal for both study and relaxation.

The property offers a modern shared kitchen with appliances, along with communal living space for socialising.

All utility bills are included within the rent, providing a simple and hassle-free living arrangement.

The property is professionally managed, with a dedicated maintenance reporting system and 24/7 contact line, ensuring any issues are handled promptly.

Located in a popular student area, the property is within easy reach of the university, supermarkets, and public transport links.

Rent: £780 per calendar month

Deposit: £600

Available: September 2026

Tenancy type: Individual student tenancy

Council Tax Band: D (students exempt)

- Double bedroom (fully furnished)
- Available September 2026
- Student only property
- Shared kitchen & communal areas
- All bills included (gas, electric, water, WiFi)
- Professional management & maintenance reporting system
- Walking distance to university / excellent transport links
- Secure tenancy setup for academic year

Viewing

Please contact our Pavilion Properties Office on 01273 686 306 if you wish to arrange a viewing appointment for this property or require further information.



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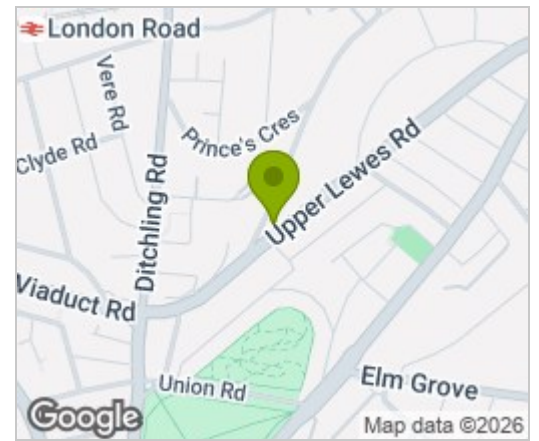
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Floor Plan



Area Map



Energy Efficiency Graph

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



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