

JohnHilton

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Est 1972



Ground Floor

Approximate total area⁽¹⁾

614.64 ft²
57.10 m²

Reduced headroom

14.28 ft²
1.33 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx 1312.60 sq ft

65 Bernard Road, Brighton, BN2 3ER

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 £4,290 PCM

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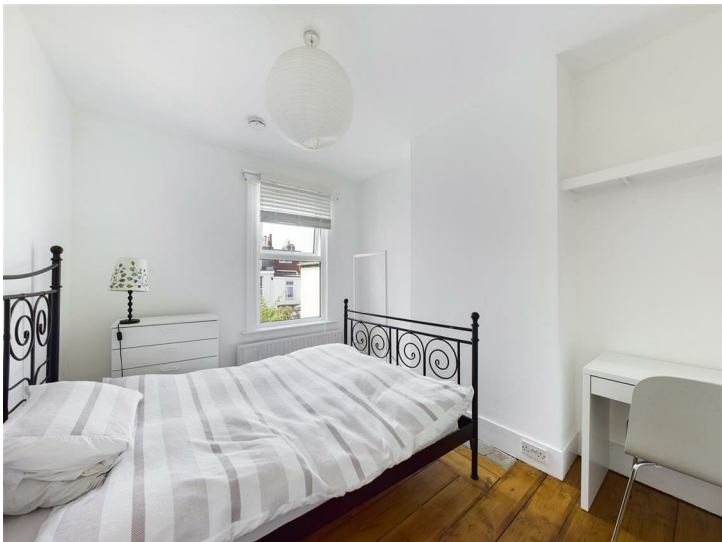


Zoopla

onTheMarket.com

rightmove.co.uk
The UK's number one property website

PrimeLocation.com



65 Bernard Road, Brighton, BN2 3ER

Situated on a beautiful tree-lined road in the popular Elm Grove/Hartington Road area, this substantial six double-bedroom student house offers modern, spacious accommodation in a fantastic location, with easy access to Brighton city centre and the universities. Arranged over three floors, the property comprises six generously sized double bedrooms, a comfortable living area, modern kitchen, conservatory, bathroom, separate shower room and an additional WC.

- * A must see 6 double bedroom HMO property in a great location for students £165.00 per person per week + Bills
- * Available 15th August 2027
- * Cosy patio space to rear garden
- * Situated with easy access into the city centre and to the Universities
- * Modern throughout
- * The accommodation is arranged over 3 levels and consists of 6 bedrooms, living area, kitchen, conservatory, bathroom, shower room and separate w.c.
- * Mandatory bills package of £22 pppw including: Electric, gas, super fast wifi, water, TV licence
- * Council Tax Band C

* A holding deposit £165 PER PERSON will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move in
* The above details are intended for information purposes only and do not constitute an

Front Garden

Formal with walled boundaries.

Entrance Hall

Stairs to first floor.

Living Room

3.65m x 2.75m (11'11" x 9'0")
Side window, archway leads to conservatory.

Kitchen

Range of units at eye and base level, work tops with tiled splashbacks, sink with drainer, space and plumbing for washing machine, wall mounted combi boiler, varnished wood floor.

Conservatory

3.00m x 2.75m (9'10" x 9'0")
Double glazed windows, glass roof, door to rear garden.

Bedroom

4.06m x 3.53m (13'3" x 11'6")
Square bay window, feature fireplace.

Bedroom

3.5m x 2.87m (11'5" x 9'4")
Varnished wood floor, window to rear.

FIRST FLOOR

Landing

Built in cupboards, stairs to second floor.

Bedroom

4.03m x 2.9m (13'2" x 9'6")
Square bay window, feature fireplace.

Bedroom

3.52m x 2.9m (11'6" x 9'6")
Window overlooks rear garden.

Bedroom

2.73m x 2.76 (8'11" x 9'0")
Window overlooks rear garden

Shower Room

Shower enclosure, thermostatic shower, wash hand basin.

Bathroom

White suite. Panelled bath, wash hand basin with mixer tap, low level w.c.

Separate WC

Low level WC.

SECOND FLOOR

Mini Landing

Bedroom

3.58m x 4.54m (11'8" x 14'10")
Velux window to rear, eaves storage cupboards.

Garden

L shaped paved patio with raised flower borders.

- Great Location
- 2 Bath/Shower Rooms
- Loft Conversion and Conservatory
- Easy Access to City Centre and Universities

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