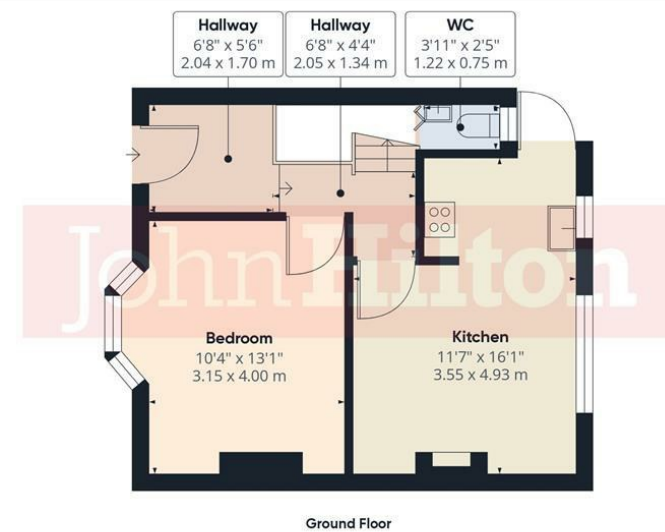


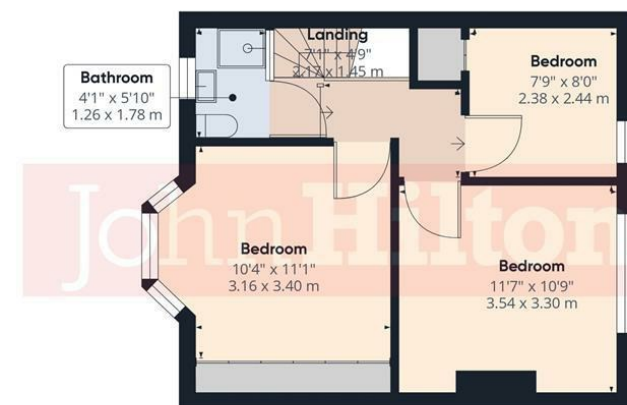
JohnHilton

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Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾
791.58 ft²
73.54 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

44 Kimberley Road, Brighton, BN2 4EP

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 £2,500 PCM

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44 Kimberley Road, Brighton, BN2 4EP

- 4 bedroom STUDENT PROPERTY (students only)
- £144.23 per person per week / £625 per person per month
- Available 15/09/2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band C
- 11-month tenancy

• A holding deposit of £576.92 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		
(81-91) B		
(69-80) C		
(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**