

# John Hilton

# John Hilton

Est 1972



Total Area Approx sq ft

255 Bear Road, Brighton, BN2 4DD

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 £1,600 PCM

view all our properties at:  
[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)



## 255 Bear Road, Brighton, BN2 4DD

- \* 2 double-bedroom first-floor student flat
- \* £184.61 per person per week
- \* Lovely bright living room with dining table
- \* Council tax band A
- \* Available 12 August 2026
- \* Modern neutral décor
- \* Separate kitchen
- \* Modern kitchen with appliances
- \* Nice garden

\*A holding deposit of £369.23 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 months rent on move-in\*  
 \*\*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 as per person per week based on 52 weeks of the year, as the rent is due monthly\*\*\*



- 2 bedroom first floor flat
- Separate living room with dining facilities
- Garden
- Separate kitchen
- Light and bright flat

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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: **A**