



Total area: approx. 79.8 sq. metres (859.3 sq. feet)



Total Area Approx sq ft

45 Carlyle Avenue, Brighton, BN2 4DR

To view, contact John Hilton:  
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**PCM £2,200 PCM**

## 45 Carlyle Avenue, Brighton, BN2 4DR

- 4 double bedroom STUDENT PROPERTY (students only)
- £126.92 per person per week / £550.00 per person per month
- Available 7/09/2025
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- 1 Bathroom
- Garden
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £507.69 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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	<b>71</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: **C**