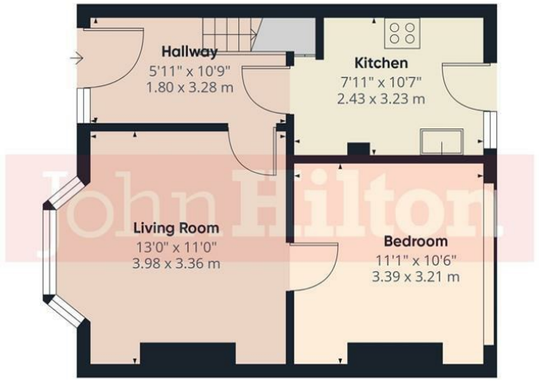
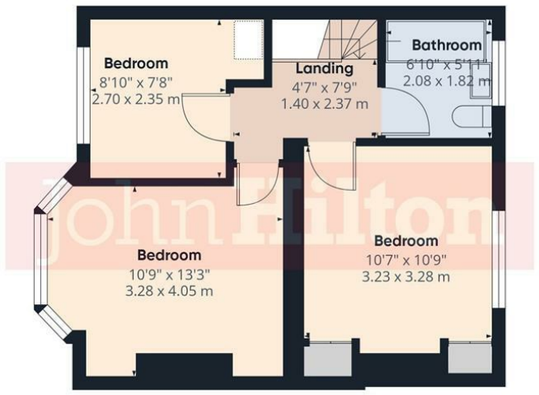
John Hilton

John Hilton

Est 1972



Ground Floor



Floor 1

Approximate total area(1)

833 ft²

77.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx sq ft

45 Carlyle Avenue, Brighton, BN2 4DR

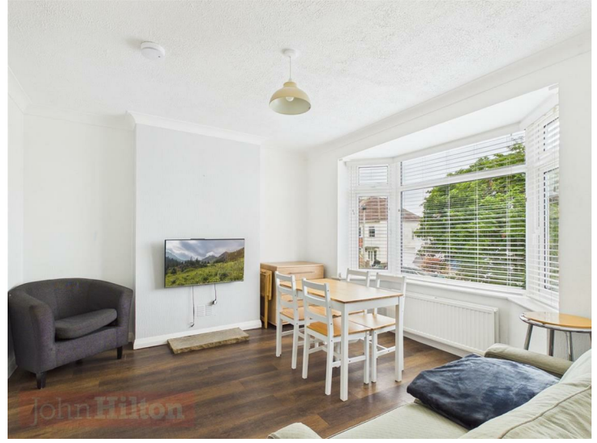
To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £2,340 PCM

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









45 Carlyle Avenue, Brighton, BN2 4DR

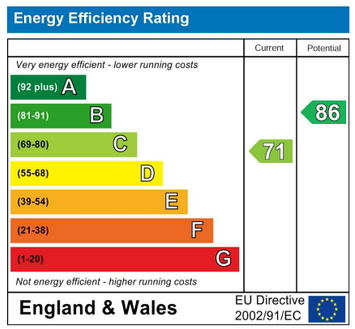
- 4 double-bedroom STUDENT PROPERTY (students only)
- £135.00 per person per week / £585.00 per person per month
- Available 20 August 2027
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- 1 bathroom
- Garden
- Popular location
- Council tax band C

- A holding deposit of £540.00 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.









Council Tax Band: **C**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton