



Approximate total area<sup>m</sup>  
838 ft<sup>2</sup>  
77.6 m<sup>2</sup>

Balconies and terraces  
155 ft<sup>2</sup>  
14.4 m<sup>2</sup>

(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

50 Barcombe Road, Brighton, BN1 9JR

To view, contact John Hilton:  
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01273 608151 or sales@johnhiltons.co.uk

**PCM £2,708 PCM**

## 50 Barcombe Road, Brighton, BN1 9JR

A MUST SEE 5 BED STUDENT HOUSE | ONLY £124.98 PPPW | AVAILABLE BILLS INCLUSIVE | PRIME STUDENT LOCATION

This fully furnished home features modern, neutral décor throughout and benefits from an open-plan living room and kitchen, creating a great social space. The property includes both a bathroom and a separate shower room for added convenience, as well as a private garden with gardening services included. Situated in a popular location, this property is ideal for students looking for comfortable and sociable living.

- 5 double bedroom STUDENT PROPERTY (students only)
- £124.98 per person per week / £541.60 per person per month
- Available 15 September 2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Bathroom and shower room
- Garden, with gardening included
- Popular location
- Council tax band B
- A holding deposit of £692.30 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



Energy Efficiency Rating		
	Current	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>		
(55-68) <b>D</b>	<b>64</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: **B**

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**