

# John Hilton

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Est 1972



Total Area Approx sq ft

4 Baden Road, Brighton, BN2 4DP

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](mailto:sales@johnhiltons.co.uk)

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## 4 Baden Road, Brighton, BN2 4DP

A MUST SEE 5 BED STUDENT PROPERTY | ONLY £115.30 PPPW | BILLS CAN BE INCLUDED | PRIME STUDENT LOCATION |

- 5 bedroom STUDENT PROPERTY (students only)
- £115.30 per person per week / £500 per person per month BASED ON 5
- Available 31/08/2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band C

- A holding deposit of 1 weeks rent will be required to secure the Property. 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                                   |  |                         | 80        |
| (55-68) D                                   |  | 61                      |           |
| (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**