



45 St Mary Magdalene Street East Sussex, BN2 3HU

£2,000 PCM

4 DOUBLE BEDROOMS | ZERO DEPOSIT OPTION | WI-FI INCLUDED | PRIVATE REAR GARDEN | ONLY £500 PCM EACH

Pavilion Properties are delighted to offer this spacious four double bedroom terraced house, ideally located just off Lewes Road and within easy reach of Brighton city centre, both universities and an excellent selection of local shops, cafés, supermarkets and transport links.

Arranged over three floors and offered fully furnished, the property provides four well-proportioned double bedrooms, making it an excellent option for a group of professional sharers, postgraduate students or students looking for spacious and affordable accommodation in a well-connected Brighton location.

The lower floor provides generous communal living space, including a separate living room with storage and a feature fireplace, creating a comfortable area for relaxing and socialising. From here there is access to the private rear patio garden.

The property also benefits from a fitted kitchen, bathroom with both bath and shower facilities, and the added convenience of a separate W/C.

Superfast Wi-Fi is included within the rent. Gas, electricity, water and other utilities are not included, although a bills package can be arranged if preferred.

ZERO DEPOSIT OPTION AVAILABLE

- Four Double Bedrooms
- Furnished
- Student Property
- Over Three Floors
- Private Rear Patio Garden
- Superfast Wi-Fi Included

Viewing

Please contact our Pavilion Properties Office on 01273 686 306 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

Current: 70% | Potential: 90%

England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

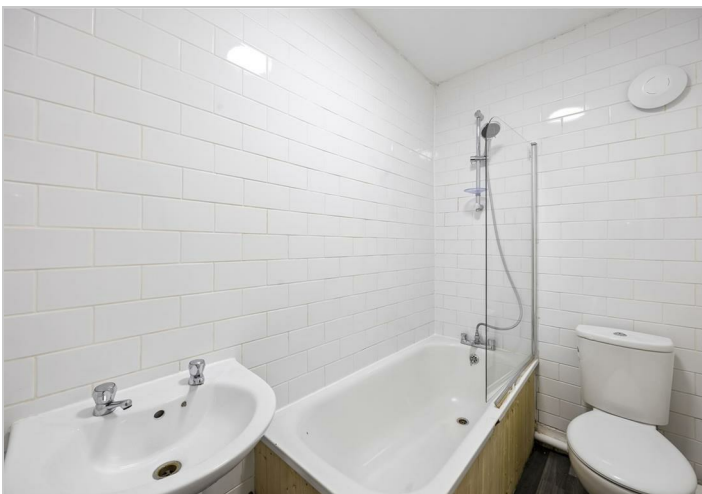
Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not environmentally friendly - higher CO₂ emissions

Current: 57% | Potential: 62%

England & Wales
EU Directive 2002/91/EC



PAVILION PROPERTIES LTD, 128-129 LEWES ROAD, BRIGHTON, EAST SUSSEX, BN2 3LG
T: 01273 686 306 F: 01273 686 211 W: WWW.PAVILIONPROPERTIES.CO.UK
COMPANY REGISTRATION NO: 7084611