



Ground Floor



Floor 1

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 £3,000 PCM**

## 50 Barcombe Road, Brighton, BN1 9JR

- 5 double bedroom STUDENT PROPERTY (students only)
  - £138.46 per person per week / £600.00 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
  - 11-month tenancy
- 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 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		86
(69-80) C		
(55-68) D	64	
(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: **B**