



Total Area Approx sq ft

253 Bear Road, East Sussex, BN2 4DD

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

PCM £1,600 PCM

253 Bear Road, East Sussex, BN2 4DD

- * 2 double bedroom ground floor student flat
- * Good-sized living room with dining table
- * Modern separate kitchen including white goods
- * Council tax band B
- * Available 08 August 2026
- * Private patio garden
- * Furnished
- * On-street parking

* A holding deposit of £369.23 will be required to secure the Property, which is equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go towards the first month's rent on move in
 * 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 as per person per week, based on 52 weeks of the year, as the rent is due monthly



- 2 double bedroom ground floor flat
- Modern neutral décor
- Garden
- Separate modern living room
- Separate kitchen

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **B**