



Total area: approx. 107.8 sq. metres (1159.9 sq. feet)



Total Area Approx sq ft

21a Eastbourne Road, Brighton, BN2 4DL

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

Per Month £3,100 Per Month

## 21a Eastbourne Road, Brighton, BN2

### 4DL

- 3 double bedrooms STUDENT PROPERTY (students only)
- £143.07 per person per week / £620 per person per month (or a near offer would be accepted)
- Available 11 September 2026
- Modern neutral décor
- Furnished
- Open plan living room, kitchen
- Main bathroom and shower room
- Garden
- Popular location
- Council tax band C

- A holding deposit of £715.38 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

\*\* This property is available with a no deposit option, allowing eligible tenants to move in without paying a traditional tenancy deposit. Contact us for details. \*\*



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>87</b>
(69-80) <b>C</b>	<b>69</b>
(55-68) <b>D</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: **C**