



40A

# Riley Road

Brighton, BN2 4AH

**£2,500 Per month**

4 bedroom STUDENT PROPERTY located just behind Lewes Road. This lovely terraced house has four evenly sized bedrooms a lovely open plan kitchen/living room and has been recently decorated, perfect location for students and a short journey to town.

Fully furnished, 12 month tenancy £144.23 per person per week.



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

- Student property
- Central Location
- EPC = C
- Available 20th August 2026
- 4 double bedrooms
- Just off Lewes Road
- £144.23 per person per week



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All measurements are approximate



