



Approximate total area<sup>(1)</sup>  
861 ft<sup>2</sup>  
80.1 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 1033.12 sq ft

17 The Highway, Brighton, BN2 4GB

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

**PCM £3,033 PCM**

## 17 The Highway, Brighton, BN2 4GB

- 5 double bedroom STUDENT PROPERTY (students only)
- £140.00 per person per week / £606.60 per person per month
- Available 7 September 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Bathroom and separate toilet
- Garden
- Popular location, opposite the Brighton Uni
- Council tax band C

- A holding deposit of £700.00 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. \*\*

### Approach

Off-road parking for two cars, lawned front and side gardens with hedged boundaries.

### Entrance Hall

Stairs ascend to first floor, understairs storage cupboard and tiled floor.

### Lounge

3.51m x 2.68m (11'6" x 8'9")  
Dual aspect, cupboard housing meters.

### Kitchen

5.28m x 2.38m (17'3" x 7'9")  
Units at eye and base level, worktops with tiled splashbacks, breakfast bar. Built-in oven, gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, tiled floor, window to side and door to rear garden.

### Bedroom

3.29m x 2.47m (10'9" x 8'1")  
Window to front.

### Bedroom

3.29m x 2.44m (10'9" x 8'0")  
Window to rear.

### First Floor Landing

Circular window to front, built-in cupboard over stairs, entrance to loft.

### Bedroom

3.51m x 2.68m (11'6" x 8'9")  
Window to front.

### Bedroom

3.46m x 2.28m (11'4" x 7'5")  
Window to rear.

### Bedroom

3.55m x 5.06m (11'7" x 16'7")  
Double aspect with windows to front and rear.

### Bathroom

Fully tiled, panel-enclosed bath with electric shower over, shower screen, wash basin.

### Separate WC

Low-level WC, wash basin with mixer tap incorporating cupboard below, tiled floor.

### Rear Garden

Mainly lawned with patio area, walled and fenced boundaries, shed and gated side access.



- Great Investment Opportunity
- Sold with Tenants In Situ
- Let Until 29/8/25
- Producing £3,033pcm or £36,400 Per Annum
- Five Double Bedrooms
- Off-Road Parking
- Sought-After Location for Students
- Directly Opposite Brighton University
- Frequent Buses to City Centre & Sussex University
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(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: **C**