



Total Area Approx 979.00 sq ft

111A Beatty Avenue, Brighton, BN1 9EP

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**£2,500**

# 111A Beatty Avenue, Brighton, BN1

## 9EP

- Must see 4 double bedroom property available to students
- Bright and spacious, ideal for comfortable living and study
- 4 Rooms Available
- Only £2,500 PCM
- Available 10/08/2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- 2 Bathrooms
- Large dual level Garden
- Popular location
- Council tax band C
- 11 month tenancy

- A holding deposit of £144.23 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

### Approach

Lawned front garden with paved footpath leading to entrance.

### Entrance Hall

Stairs ascend to first floor.

### Living Room

3.47m x 3.92m (11'4" x 12'10")  
Window to front, fireplace, archway through to:

### Dining Room/Bedroom

2.64m x 2.70m (8'7" x 8'10")  
Patio doors to rear garden.

### Kitchen

2.64m x 2.70m (8'7" x 8'10")  
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap, built-in oven and hob with canopy extractor hood over, spaces for appliances and window to rear.

### First Floor Landing

Stairs ascend to second floor, window to front.

### Bedroom

3.05m x 3.32m (10'0" x 10'10")  
Window overlooking rear garden, built-in recessed storage cupboard.

### Bedroom

3.52m x 3.36m (11'6" x 11'0")  
Window to front with delightful panoramic views of the surrounding area.

### Bathroom

Panel-enclosed bath with shower mixer tap and shower screen, wash basin, heated towel rail, fully tiled walls and window to rear.

### Separate WC

Low-level WC, wash basin, window to rear.

### Second Floor Landing

### Bedroom

3.37m x 2.32m (11'0" x 7'7")  
Window overlooking rear garden.

### Bedroom

4.28m x 2.69m (14'0" x 8'9")  
Velux window to front with delightful panoramic views of surrounding area.

### Shower Room

Corner shower enclosure with tiled surround, mains shower with hand-held shower attachment on riser, wash basin, low-level WC and window to rear.

### Garden

Paved and pebble infilled patio area, steps up to raised lawned garden with fenced boundaries.

- Spacious Four-Bed House
- Two Bath/Shower Rooms Plus Additional WC
- Delightful Views at the Front
- Spacious Accommodation
- Easy Access to the Universities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(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**