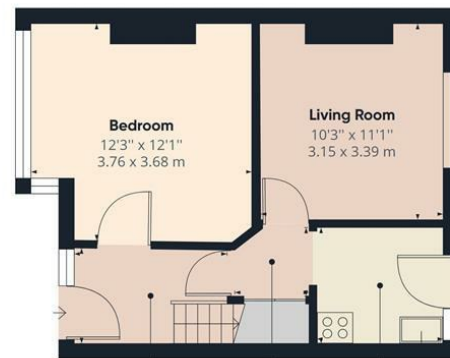


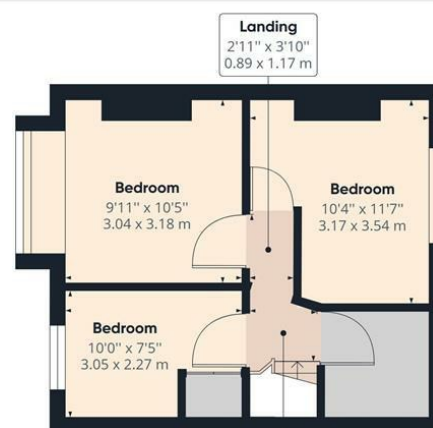
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Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾

733.58 ft²
68.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx sq ft

38 Medmerry Hill, Brighton, BN2 4TQ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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38 Medmerry Hill, Brighton, BN2 4TQ

A MUST SEE | NEWLY PAINTED | £600.00 per person per month | AVAILABLE NOW

A fantastic opportunity to rent this well-presented 4-bedroom house, ideally suited to students or professional sharers looking for a comfortable and convenient home.

The property offers four spacious double bedrooms, a bright and welcoming separate living room, and a modern kitchen providing plenty of space for shared living. Finished in a modern, neutral style throughout, the property is offered fully furnished, making it ready for you to move straight in.

Outside, the property benefits from a garden, with gardening included within the rent, so you can enjoy the outdoor space without the hassle of maintaining it.

Located in a popular and convenient area, the property is well placed for local amenities, transport links and everything you need for day-to-day living.

Available to 3 or 4 sharing

- 4-bedroom double-bedroom SUITABLE FOR STUDENT AND SHARERS
- £138.46 per person per week / £600.00 per person per month
- Available NOW
- Modern neutral décor
- Furnished



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	86
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **C**



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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