

John Hilton

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Est 1972



Total Area Approx sq ft

4 Baden Road, Brighton, BN2 4DP

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

PCM £2,816 PCM

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4 Baden Road, Brighton, BN2 4DP

A MUST SEE 5 BED STUDENT PROPERTY | ONLY £130 PPPW | BILLS CAN BE INCLUDED | PRIME STUDENT LOCATION

- 5 bedroom STUDENT PROPERTY (students only)
- £130 per person per week / £563 per person per month
- Available 31/08/2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band C

- A holding deposit of £675 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.



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