



Room

# MEDMERRY HILL, BRIGHTON

PCM

## £640



 HOME JAMES  
LETTINGS & MANAGEMENT

# 1 Bedroom Room located in Brighton

Room Let in Shared Student House (Room 3) | Bills Included | Sept 2026 | Popular Student Area | In 6 Bedroom House | Modern Fitted Kitchen | Open Plan Living | 2 Shower Rooms | Lawn Garden | Gas Central Heating | Double Glazed

Call us on

**01273 952280**

[info@homejameslets.co.uk](mailto:info@homejameslets.co.uk)

[www.homejameslets.co.uk](http://www.homejameslets.co.uk)

**Council Tax Band**

**C**



GROSS INTERNAL AREA  
 FLOOR 1: 41 m<sup>2</sup>, FLOOR 2: 33 m<sup>2</sup>, FLOOR 3: 28 m<sup>2</sup>  
 TOTAL: 102 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.