



Total Area Approx sq ft

ROOM 7 Edinburgh Road, East Sussex, BN2 3HY

To view, contact John Hilton:  
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**£430**

## ROOM 7 Edinburgh Road, East Sussex, BN2 3HY

A ROOM AVAILABLE IN A MUST SEE STUDENT HOUSE | SHARED ACCOMEDATION | 1 ROOM AVAILABLE | CHEAPEST CENTRAL ROOM AVAILABLE IN THIS LOCATION

- \* Available NOW and until 15 August 2026
- \* 5 Other tenants
- \* £99.23 PP PW
- \* Security deposit £496
- \* Large open plan living room kitchen area
- \* Large communal area
- \* Furnished
- \* 3 bathrooms (one en-suite) and a further WC
- \* Situated over 4 floors, lower ground floor is a large open plan living room/kitchen and WC with patio doors leading to patio garden
- \* Excellent location just off the Lewes Road which is close to local shops and amenities
- \* Brilliant bus route to Universities and town
- \* Council Tax band C

\* A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent £99.23  
 Once referencing is complete the Holding Deposit will go towards the first month's rent on move in  
 \* The above details are intended for information purposes only and do not constitute an



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		60	
(55-68) D			
(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