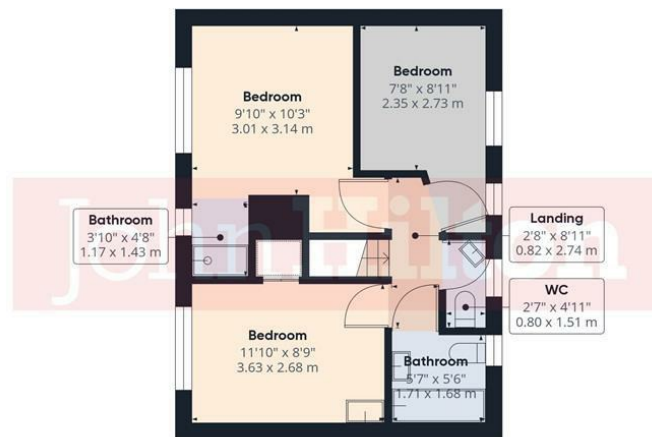


Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1008.9 ft<sup>2</sup>  
93.73 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx 1087.15 sq ft

54 Horton Road, Brighton, BN1 7EH

To view, contact John Hilton:

132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**PCM £3,000 PCM**



# 54 Horton Road, Brighton, BN1 7EH

- 6 double bedroom STUDENT PROPERTY (students only)
- £115.38 per person per week / £500.00 per person per month
- Available 22 August 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Main bathroom with toilet, a separate WC and an en-suite shower
- Good-sized garden with gardening included
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £692.30 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		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		