

# John Hilton

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Est 1972



Total Area Approx sq ft

3 Kingscote Way, Brighton, BN1 4GJ

To view, contact John Hilton:  
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## 3 Kingscote Way, Brighton, BN1 4GJ

- 4 double bedroom STUDENT PROPERTY (students only)
- £184.61 per person per week / £640.00 per person per month
- Available 08 September 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen dining area
- Three bathrooms
- Balconies
- Popular location
- Council tax band F
- 11-month tenancy

- A holding deposit of £738.46 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>83</b>	<b>86</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band: F**