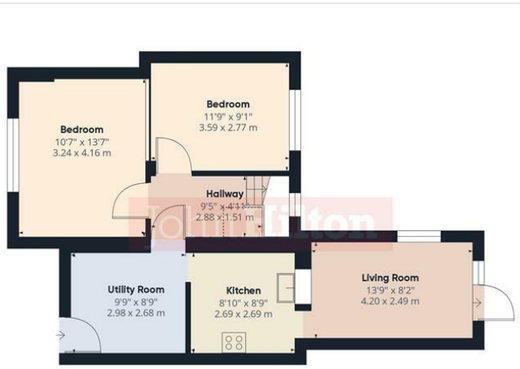
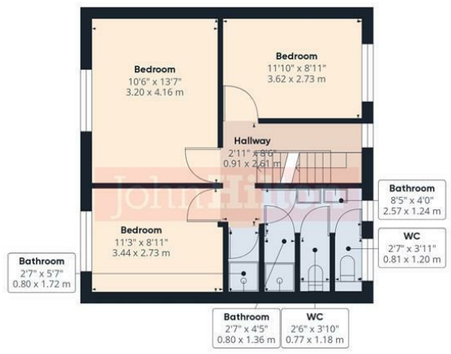
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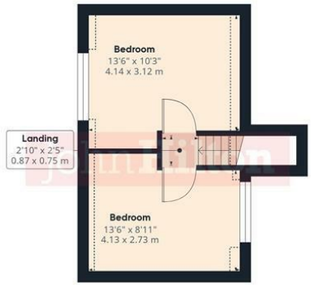
Est 1972




Ground Floor




Floor 1




Floor 2

**Approximate total area**(1)

1352.7 ft²

125.67 m²

**Reduced headroom**

42.52 ft²

3.95 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 1461.50 sq ft**

**a Albion Hill, Brighton, BN2 9NW**

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

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# a Albion Hill, Brighton, BN2 9NW

Looking for a spacious and modern home in a fantastic location? This well-presented 7-bedroom shared property offers comfortable accommodation with stylish neutral décor and everything you need for comfortable city living. Suited for professional sharers and Students alike.

Rooms include ALL BILLS !

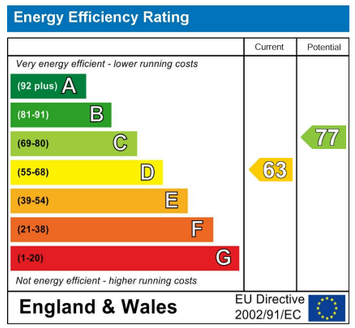
- 7 rooms available in a shared double bedroom home
- Rooms starting at £750 pcm all bills included (room prices depending on size, larger rooms only £800 pcm )
- Bills included are, Gas, Electric, Water, WIFI, Council Tax,
- Available October 2026
- Communal cleaning every fortnight
- Furnished
- Open plan living room/kitchen with further utility area
- Locks on bedroom doors
- 2 Shower Rooms & 2 WCs
- Patio area and garden (gardening included within the rent)
- Popular location in Hanover, short walk to the City Centre
- Council Tax band B

Perfectly positioned for enjoying everything Brighton has to offer, this property combines practical student living with a great social space and a convenient location










Council Tax Band: **B**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton