



Approximate total area⁽¹⁾
440 ft²
40.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx 1668.42 sq ft

103 Queens Park Road, Brighton, BN2 0GH

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

PCM £2,800 PCM



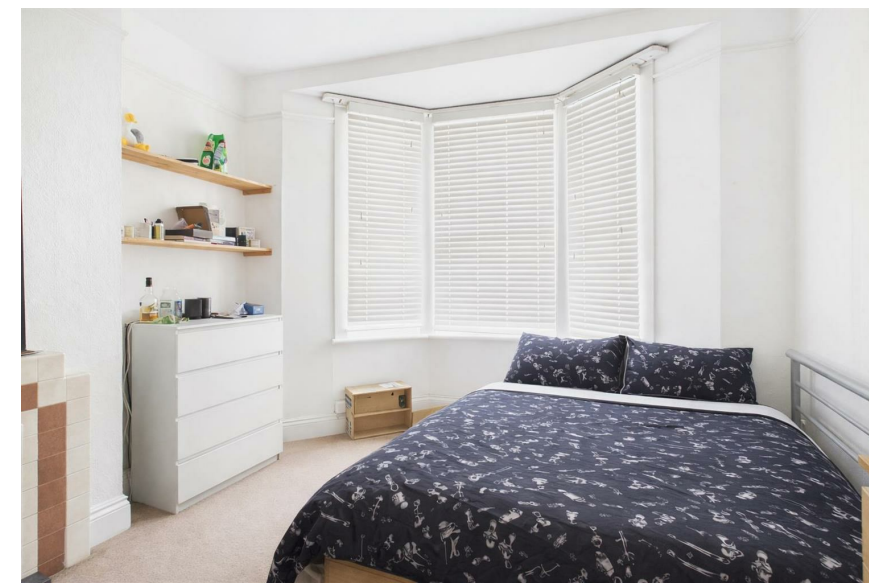
103 Queens Park Road, Brighton, BN2

OGH

A MUST SEE 5 BED STUDENT PROPERTY IN PRIME LOCATION | AVAILABLE 21/08/2026 | BILLS PACKAGE AVAILABLE

- 5 double bedroom STUDENT PROPERTY (students only)
- £129.23 per person per week
- Available 21st August 2026
- Modern neutral décor
- Furnished
- Separate living room, and separate kitchen /diner
- 2 Bathrooms
- Garden
- Popular location
- Council tax band D
- 11-month tenancy

• A holding deposit of £129.23 per tenant 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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: **D**

