

# 54 Viaduct Road

## East Sussex, BN1 4ND

## £3,033 PCM

FIVE DOUBLE BEDROOM STUDENT HOUSE | SEPARATE LOUNGE | PRIVATE GARDEN & PATIO | WEEKLY CLEANER INCLUDED | £500 DEPOSIT PER PERSON

Pavilion Properties are delighted to offer this spacious five double bedroom student house, ideally located on Viaduct Road, close to London Road and within easy reach of Brighton city centre.

THE PROPERTY

This furnished five bedroom student house offers practical and comfortable accommodation, ideal for a group of students looking to share.

The property comprises five furnished double bedrooms, providing comfortable individual living and study spaces.

There is a separate communal lounge, offering a dedicated space for housemates to relax and socialise, together with a fitted kitchen providing storage, worktop space and cooking facilities.

The property benefits from a bathroom and separate WC, providing added convenience for a shared household.

Outside, there is a private rear garden and patio area, offering valuable outdoor space for relaxing and socialising.

A weekly communal cleaner is included in the rent, helping to maintain the shared areas throughout the tenancy.

- Five furnished double bedrooms
- Separate communal lounge
- Private rear garden and patio
- Weekly communal cleaner included
- £500 security deposit per person
- Shower room plus separate WC
- Excellent London Road location
- Close to Brighton and London Road stations
- Available 23rd June 2027
- £140 per person per week – bills excluded

## Viewing

Please contact our Pavilion Properties Office on 01273 686 306 if you wish to arrange a viewing appointment for this property or require further information.

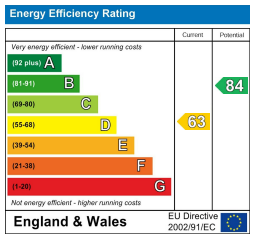
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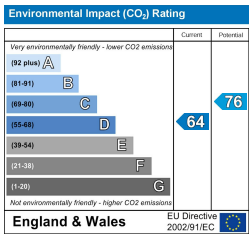
## Floor Plan

## Area Map




## Energy Efficiency Graph












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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