John Hilton

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Est 1972




**Approximate total area**(1)

867 ft²

80.5 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 1033.12 sq ft**

**17 The Highway, Brighton, BN2 4GB**

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# 17 The Highway, Brighton, BN2 4GB

- 5 double-bedroom STUDENT PROPERTY (students only)
- £170.77 per person per week / £740.00 per person per month
- Available NOW
- Newly refurbished
- Furnished
- Separate living room and kitchen
- 3 new bathrooms
- Garden
- Popular location, opposite the Brighton Uni
- Council tax band C
- REPOSIT (alternative deposit scheme accepted)

- A holding deposit of £853.85 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

** This property is available with a no deposit option, allowing eligible tenants to move

## Approach
Off-road parking for two cars, lawned front and side gardens with hedged boundaries.

## Entrance Hall
Stairs ascend to first floor, understairs storage cupboard and tiled floor.

## Lounge
3.51m x 2.68m (11'6" x 8'9")
Dual aspect, cupboard housing meters.

## Kitchen
5.28m x 2.38m (17'3" x 7'9")
Units at eye and base level, worktops with tiled splashbacks, breakfast bar. Built-in oven, gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, tiled floor, window to side and door to rear garden.

## Bedroom
3.29m x 2.47m (10'9" x 8'1")
Window to front.

## Bedroom
3.29m x 2.44m (10'9" x 8'0")
Window to rear.

## First Floor Landing
Circular window to front, built-in cupboard over stairs, entrance to loft.

## Bedroom
3.51m x 2.68m (11'6" x 8'9")
Window to front.

## Bedroom
3.46m x 2.28m (11'4" x 7'5")
Window to rear.

## Bedroom
3.55m x 5.06m (11'7" x 16'7")
Double aspect with windows to front and rear.

## Bathroom
Fully tiled, panel-enclosed bath with electric shower over, shower screen, wash basin.

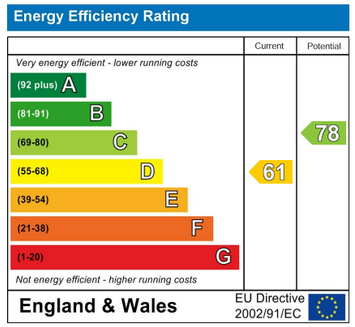
## Separate WC
Low-level WC, wash basin with mixer tap incorporating cupboard below, tiled floor.

## Rear Garden
Mainly lawned with patio area, walled and fenced boundaries, shed and gated side access.










Council Tax Band: **C**

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

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