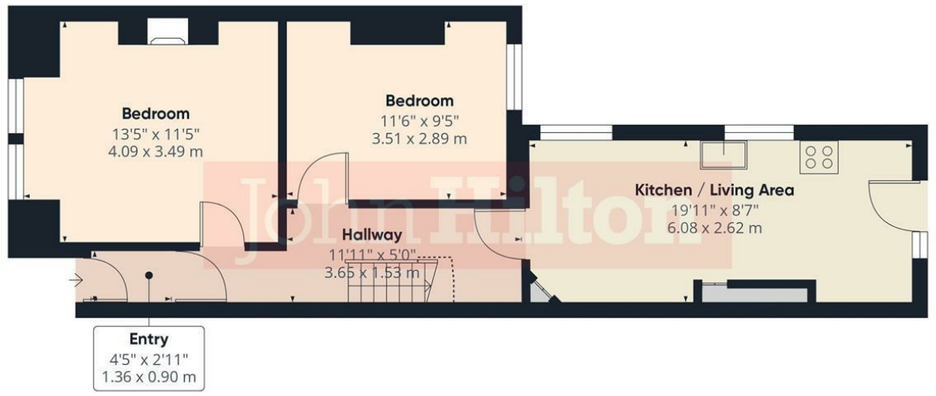
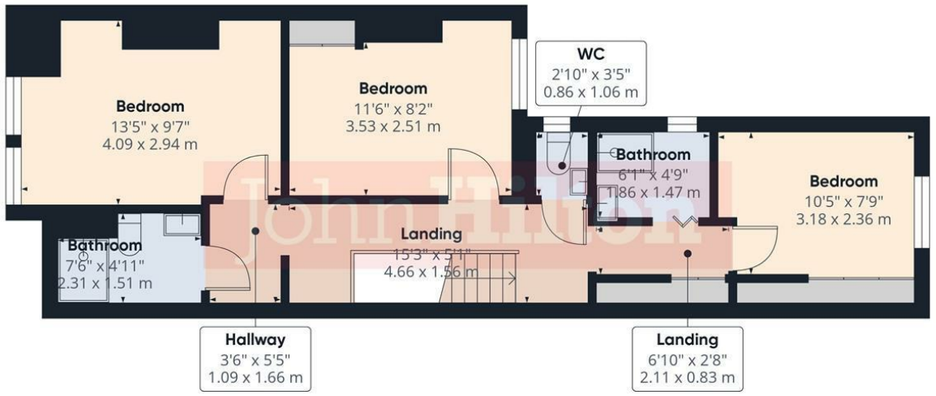
John Hilton

John Hilton

Est 1972



Ground Floor



Floor 1

Approximate total area(1)

992 ft²

92.3 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 1065.63 sq ft

79 Brading Road, Brighton, BN2 3PE

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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79 Brading Road, Brighton, BN2 3PE

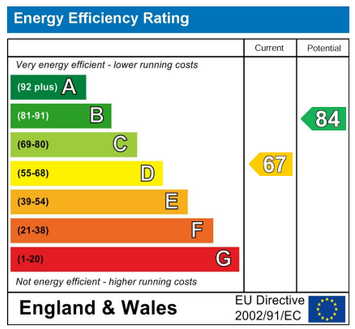
- 5 double-bedroom STUDENT PROPERTY (students only)
- £156.92 per person per week / £680.00 per person per month
- Available 02 August 2027
- Modern neutral décor
- Furnished
- Open-plan living room/kitchen
- Two shower rooms
- Garden
- Popular location, just off Lewes Road
- Council tax band C
- REPOSIT (alternative deposit scheme accepted)

- A holding deposit of £784.62 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









- 5 Bed HMO
- Good Condition
- Open Plan Kitchen / Living Area
- 2 Shower Rooms
- Popular Student Location
- Generously Proportioned Rooms
- Easy Access To City Centre and the Uni's

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

John Hilton