

JohnHilton

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Est 1972



Total Area Approx sq ft

199 Elm Grove, Brighton, BN2 3EL

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 £2,600 PCM

view all our properties at:
www.johnhiltons.co.uk





199 Elm Grove, Brighton, BN2 3EL

- 6 double-bedroom STUDENT PROPERTY (students only)
- £100 per person per week / £433.33 per person per month
- Available 01 August 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Main bathroom with toilet, further separate toilet and two bedrooms with showers
- Garden
- Popular location
- Council tax band C

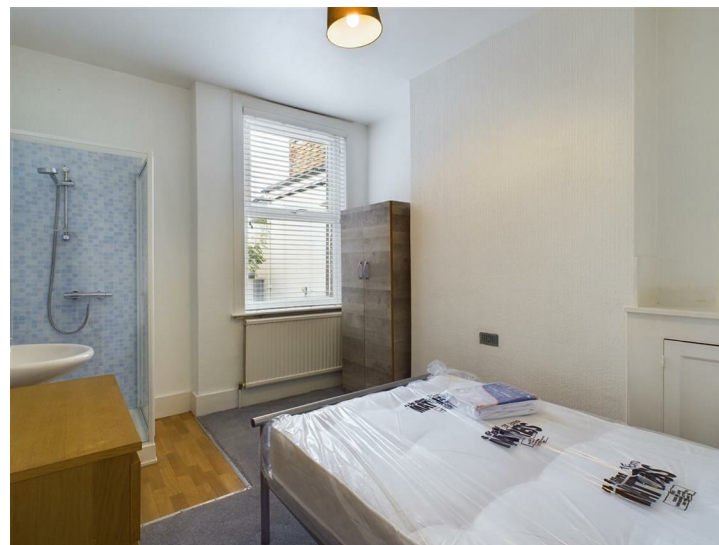
• A holding deposit of £600.00 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go toward the first month's rent

• 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 in without paying a traditional tenancy deposit. Contact us for details. **



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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: **C**

- 6 double bedroom STUDENT PROPERTY
- Available 15 September 2023
- Modern neutral décor
- Furnished
- Separate living room and kitchen diner
- Bathroom, further WC and showers in 2 bedrooms
- Garden
- Popular Elm Grove location
- Council tax band C
- 11-month tenancy