



Approximate total area<sup>(1)</sup>  
440 ft<sup>2</sup>  
40.8 m<sup>2</sup>

(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



Floor 1



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 £4,160 PCM**

# 103 Queens Park Road, Brighton, BN2

## 0GH

- 6 double bedroom STUDENT PROPERTY (students only)
  - £160.00 per person per week / £693.33 per person per month
  - Available 21st August 2026
  - Modern neutral décor
  - Furnished
  - Separate living room and kitchen / open plan living room kitchen
  - Bathrooms
  - Garden
  - Popular location
  - Council tax band D
  - 11-month tenancy
- A holding deposit of £960 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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>82</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>68</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: **D**