

Total Area Approx sq ft

ROOM Edinburgh Road, East Sussex, BN2 3HY

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

£430

ROOM Edinburgh Road, East

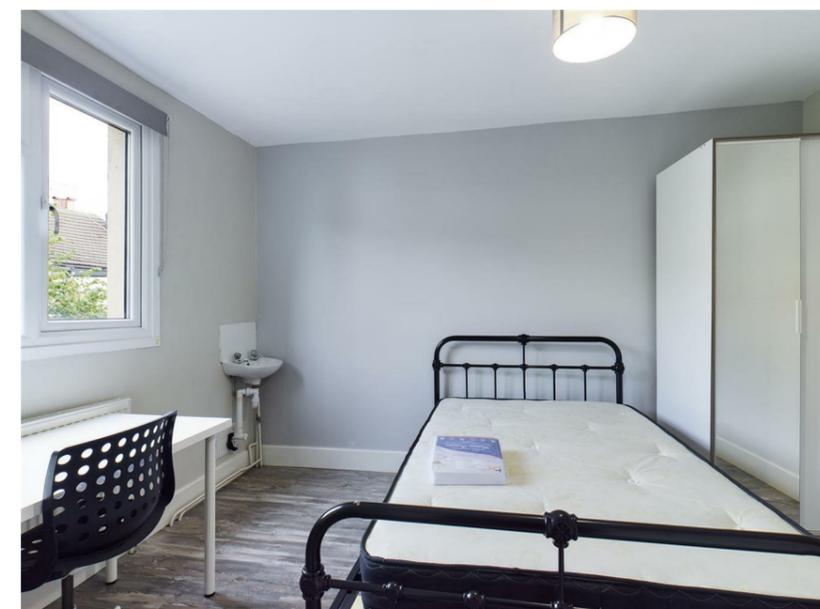
Sussex, BN2 3HY

A ROOM AVAILABLE IN A MUST SEE STUDENT HOUSE | SHARED ACCOMODATION | 1 ROOM AVAILABLE | CHEAPEST CENTRAL ROOM AVAILABLE IN THIS LOCATION

- * Available NOW
- * 06 month contract
- * 6 double bedroom student house (one en-suite)
- * £99.23 PP PW
- * Security deposit £496
- * Large open plan living room kitchen area
- * Large communal area
- * Furnished
- * 3 bathrooms (one en-suite) and a further WC

* Situated over 4 floors, lower ground floor is a large open plan living room/kitchen and WC with patio doors leading to patio garden
 * Excellent location just off the Lewes Road which is close to local shops and amenities
 * Brilliant bus route to Universities and town

* Council Tax band C
 * A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent £496
 Once referencing is complete the Holding Deposit will go towards the first month's



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		60	
(55-68) D			
(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**