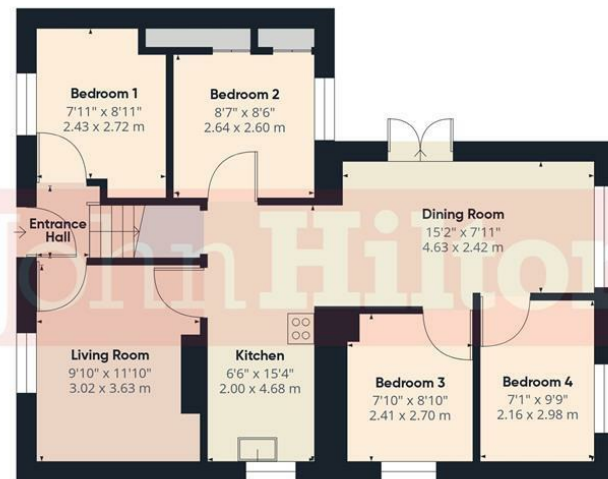


JohnHilton

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Est 1972



Ground Floor



Floor 1



Total Area Approx sq ft

34a Colbourne Avenue, Brighton, BN2 4GE

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

Per Month £3,000 Per Month

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The UK's number one property website

PrimeLocation.com



34a Colbourne Avenue, Brighton, BN2 4GE

- 6 bedroom STUDENT PROPERTY (students only)
- £115.38 per person per week / £500.00 per person per month
- Available 04 September 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen with a further dining room area
- Two shower rooms and a separate toilet
- Large garden with gardening included
- Popular location
- Council tax band C
- Bills package mandatory £22 per person per week. Includes gas, electric, water, TV license, internet.

• A holding deposit of £692.30 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	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- 6 bedroom student house
- Two reception rooms
- Separate kitchen
- Two bathrooms
- Good size garden
- Off street parking for one car
- Ideal location, just off the Lewes Road
- A short walk to Brighton Uni

Council Tax Band: **C**