



Approximate total area⁽¹⁾

1395.72 ft²
129.66 m²

Reduced headroom
20.52 ft²
1.91 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Total Area Approx sq ft

34 Widdicombe Way, Brighton, BN2 4TG

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



34 Widdicombe Way, Brighton, BN2 4TG

- 6 double bedroom student house/professional (can be let as 4, 5 or 6 beds)
- Reposit available
- £100.00 per person per week / £433.33 per person per month
- Available 10 September 2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Two shower rooms (3 WC's)
- Patio garden
- Popular location
- Council tax band C

- A holding deposit of £600 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.

** 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		
(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	
		86
	60	

- 6 double bedroom student house
- Modern neutral décor
- Open plan kitchen diner
- Patio garden
- Off street parking to the rear for 3 cars
- Two bathrooms

Council Tax Band: **C**