



Approximate total area<sup>(1)</sup>  
1077 ft<sup>2</sup>  
100.1 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



Total Area Approx sq ft

34 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

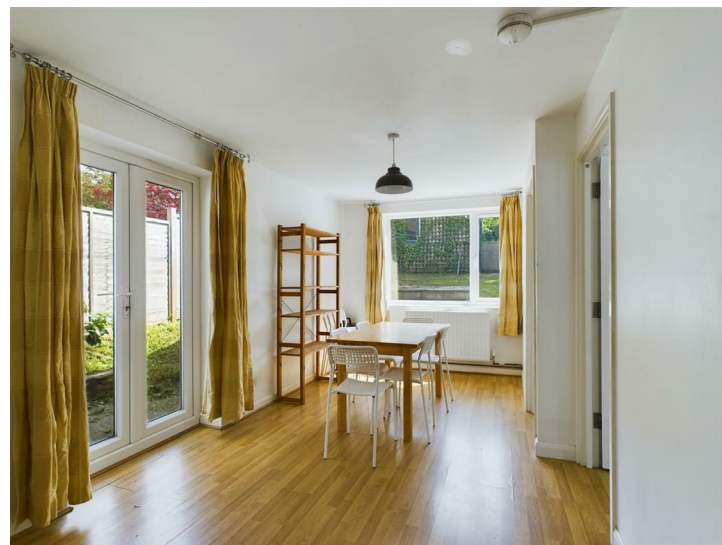
**PCM £542 PCM**

## 34 Colbourne Avenue, Brighton, BN2

### 4GE

- ROOMS IN A 6 bedroom STUDENT PROPERTY (students only)
  - Rooms available from £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
- A holding deposit of £115.38 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. \*\*



- 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

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	

Council Tax Band: **C**