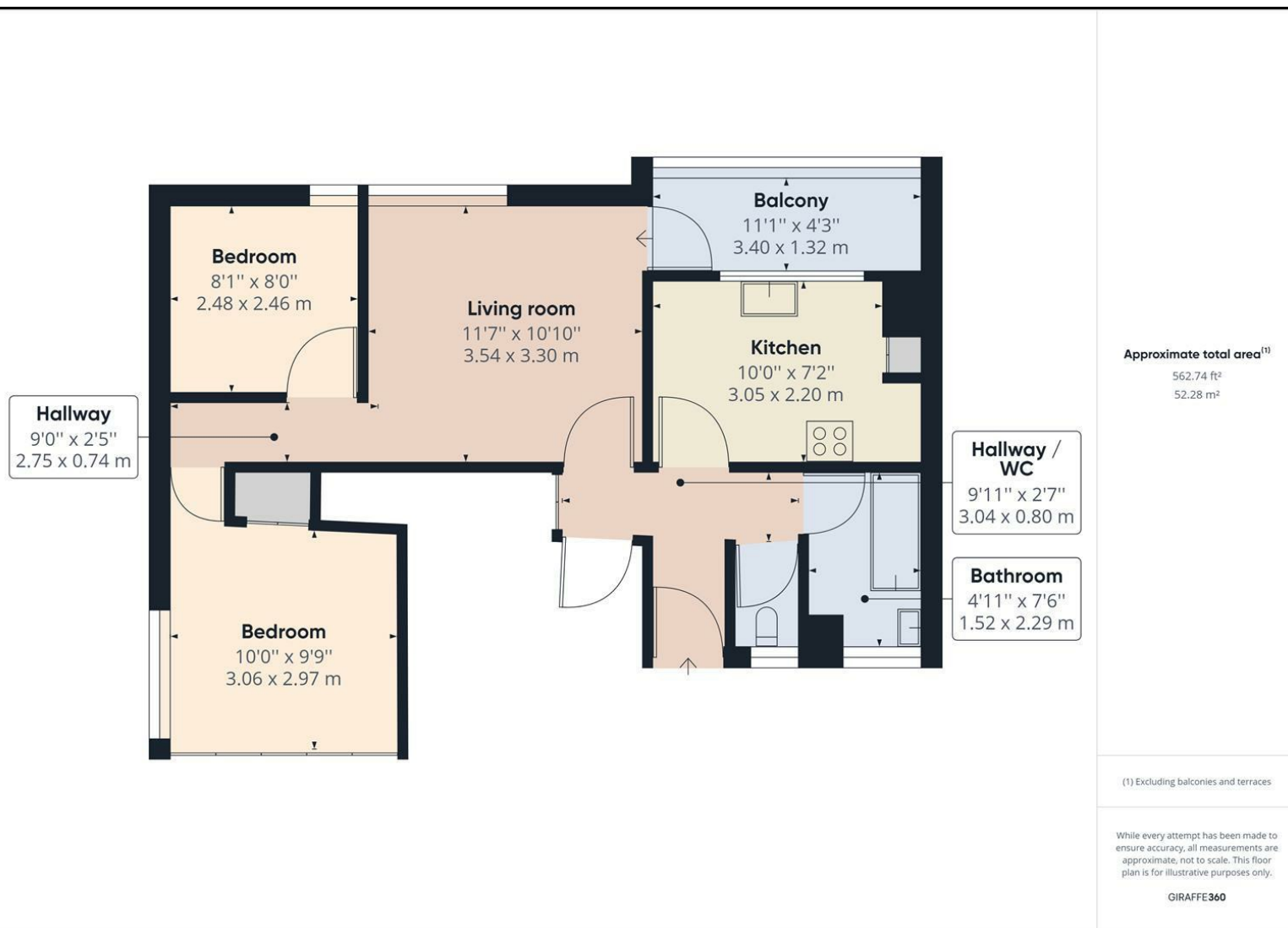


JohnHilton

JohnHilton

Est 1972



Total Area Approx sq ft

1 Selsfield Drive, Brighton, BN2 4HA

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

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1 Selsfield Drive, Brighton, BN2 4HA

A MUST SEE 3 BED STUDENT PROPERTY
| BILLS INCLUSIVE OPTION AVAILABLE

- * A spacious 3 double bedroom ground floor flat
- * Available 10th of July 2026
- * 12 month tenancy
- * Bills can be included to include Gas, Water, and Electric at additional cost (subject to change)
- * Excellent location situated on the Lewes Road, just a few minutes walk of Brighton University's main campus and student union
- * A short walk to Moulsecoomb Station and Lewes Road bus stops - both of which take you quickly into the city
- * The flat is a spacious three-bed with comfortable living and dining area that is separate to the kitchen
- * It benefits from an enclosed balcony area that functions as a laundry and storage area
- * The living room has a comfortable sofa with dining space as well as shelves for storage
- * Council tax band A



- A spacious 3 double bedroom ground floor flat

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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: **A**

- * A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move in
- * 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 as per person per week based on 52 weeks of the year as the rent is due monthly