



Total area: approx. 107.8 sq. metres (1159.9 sq. feet)



Total Area Approx sq ft

21 Eastbourne Road, Brighton, BN2 4DL

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 £517 PCM



21 Eastbourne Road, Brighton, BN2 4DL

- One room available in a STUDENT PROPERTY (students only)
- Available 29 August 2026
- Modern neutral décor
- Furnished
- Open-plan living room, kitchen
- Main bathroom and shower room
- Garden
- Popular location
- Council tax band C

• A holding deposit of £119.30 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		
(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**