

JohnHilton

JohnHilton

Est 1972



134 Coombe Road, Brighton, BN2 4EE

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or lettings@johnhiltons.co.uk

£2,582 PCM

view all our properties at:
www.johnhiltons.co.uk





134 Coombe Road, Brighton, BN2 4EE

- 4 double bedroom STUDENT PROPERTY (students only)
- £148.96 per person per week / £645.50 per person per month
- Available 26 August 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen / open plan living room kitchen
- Bathrooms
- Garden
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £595.84 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- 4 bedroom student property £149 per person per week
- Separate living room and kitchen
- Garden
- Popular student location, just off the Lewes Road
- Will need a group of 4 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £26 pp pw (Gas, water, electric, internet and TV license)
- WC en suite in the front bedroom

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. The rental amount as advertised is due monthly.