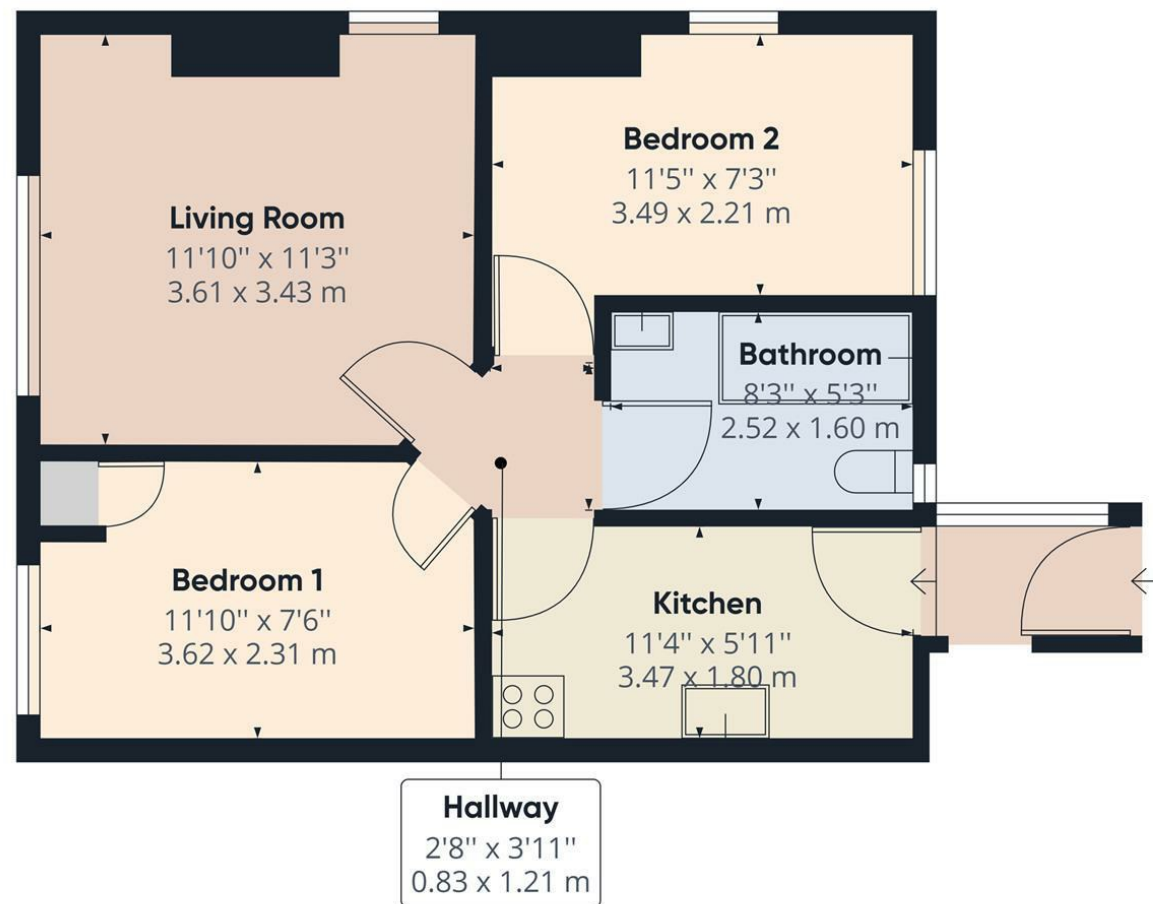


JohnHilton

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Est 1972



Approximate total area⁽¹⁾
456.97 ft²
42.45 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Total Area Approx sq ft

141 Ladysmith Road, Brighton, BN2 4EF

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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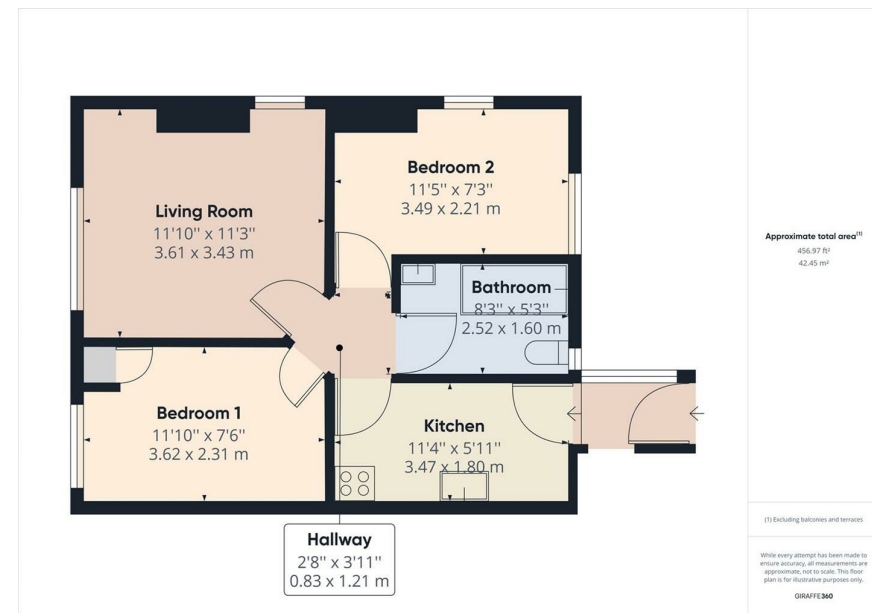
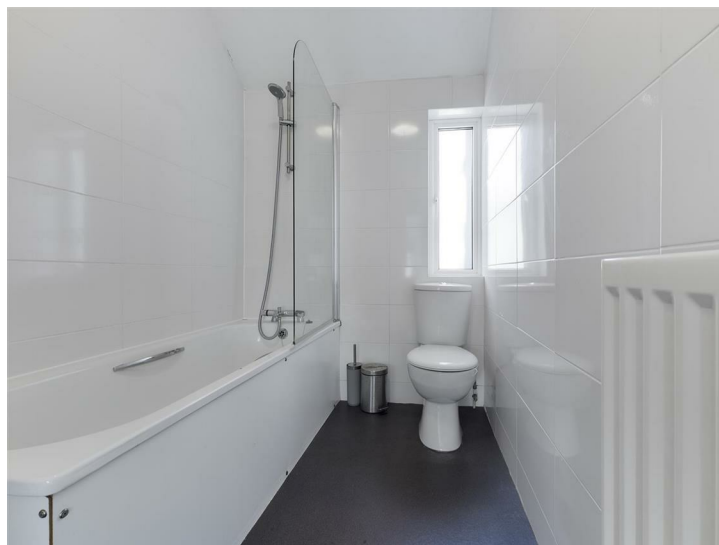




141 Ladysmith Road, Brighton, BN2 4EF

- * A two double bedroom student first floor flat
- * Available 24/08/2026
- * Modern kitchen & bathroom
- * Neutral décor
- * Coombe Road location
- * Small outside space to the front
- * 11 Month Contract
- * Council tax band A

* A holding deposit will be required to secure the Property, which is equivalent to 1 week's rent which is £346.15. 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



- 2 double bedroom student flat
- Property have good proportions
- Separate good size living room
- Good size kitchen
- Popular student location

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: **A**