

# JohnHilton

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Est 1972



Total Area Approx sq ft

319 Queens Park Road, East Sussex, BN2 9XL

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## 319 Queens Park Road, East Sussex, BN2 9XL

A must see, spacious four bedroom house for students and professional sharers, located on the popular Queens Park Road, offering four good-sized double bedrooms and arranged over three floors. The property features a bright, open-plan living area and kitchen, creating an ideal social space for housemates, along with a private rear garden perfect for relaxing during the warmer months.

Conveniently located within easy reach of the universities, local amenities and transport links, this property is available from 6th September 2026 and is ideal for a group of four students.

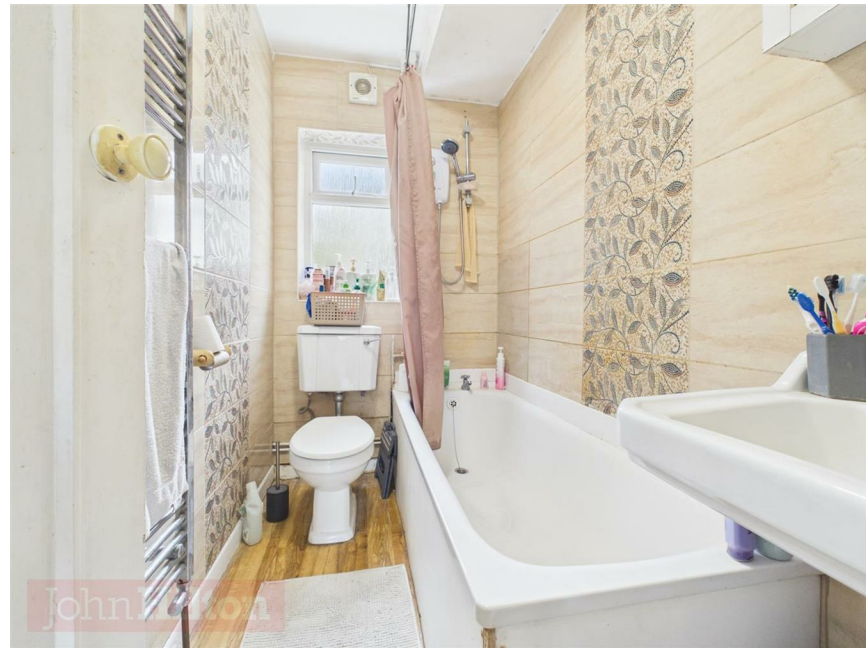
- \* 4 bedroom student house
- \* Good size living area with kitchen in an open plan layout
- \* Situated over 3 floors
- \* Garden
- \* Available from 03/09/2026
- \* Holding deposit of £115.38 per tenant
- \* Damage deposit of £576.92 per tenant

\* 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 or the rent is due monthly.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Council Tax Band: **C**



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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