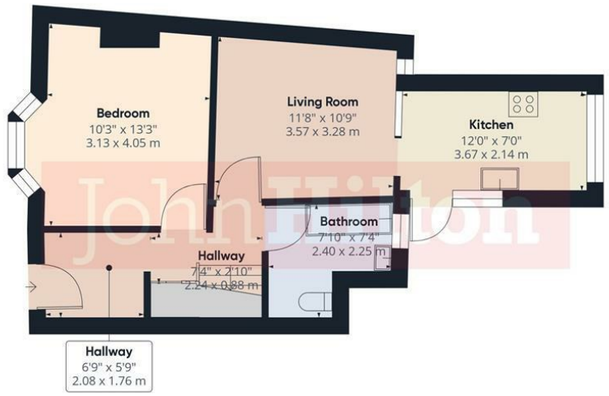
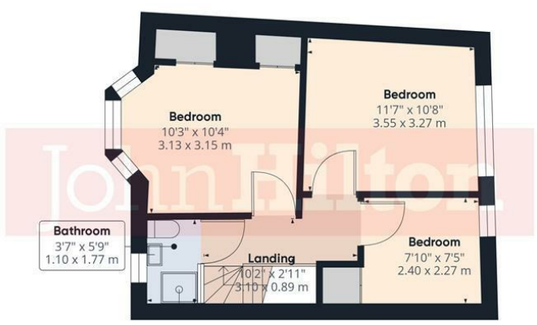
John Hilton

John Hilton

Est 1972



Ground Floor



Floor 1

Approximate total area(1)

848.09 ft²

78.79 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

42 Kimberley Road, Brighton, BN2 4EP

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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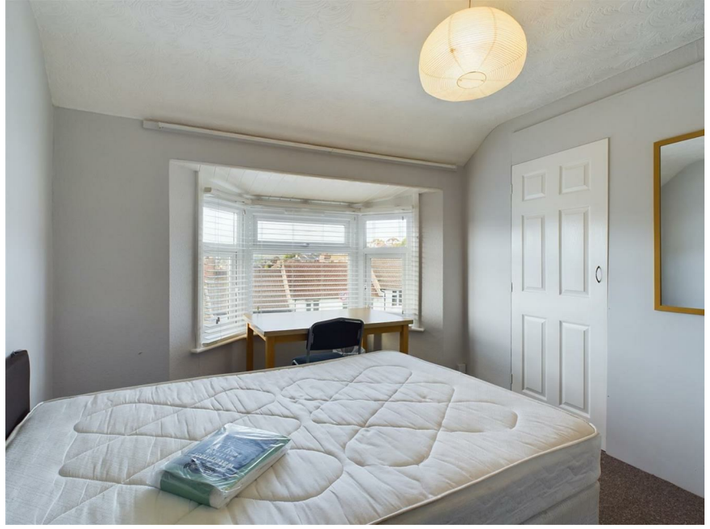




42 Kimberley Road, Brighton, BN2 4EP

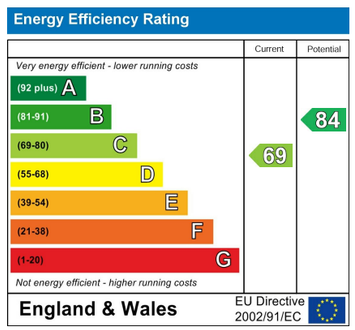
- 4 double bedroom STUDENT PROPERTY (students only)
- £126.92 per person per week / £550 per person per month
- Available 15th July, 2027
- Modern neutral décor
- Furnished
- Large open-plan living room/kitchen
- Locks on bedroom doors
- Bathroom & shower room with 2 toilets
- Garden (gardening included in the rent)
- Popular location in the Coombe Road area
- Council tax band C
- Reposit NO-Deposit Option available

- A holding deposit of £507.68 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.









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

John Hilton