



Total Area Approx sq ft

ROOM 7 Edinburgh Road, East Sussex, BN2 3HY

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

£430

ROOM 7 Edinburgh Road, East Sussex, BN2 3HY

A ROOM AVAILABLE IN A MUST SEE STUDENT HOUSE | SHARED ACCOMEDATION | 1 ROOM AVAILABLE | CHEAPEST CENTRAL ROOM AVAILABLE IN THIS LOCATION

- * Available NOW and until 15 August 2026
- * 5 Other tenants
- * £99.23 PP PW
- * Security deposit £496
- * Large open plan living room kitchen area
- * Large communal area
- * Furnished
- * 3 bathrooms (one en-suite) and a further WC
- * Situated over 4 floors, lower ground floor is a large open plan living room/kitchen and WC with patio doors leading to patio garden
- * Excellent location just off the Lewes Road which is close to local shops and amenities
- * Brilliant bus route to Universities and town
- * Council Tax band C
- * A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent £99.23
- 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 room is due monthly.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		60	
(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