



Total Area Approx sq ft

30 Colbourne Avenue, East Sussex, BN2 4GE

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

**PCM £3,500 PCM**

## 30 Colbourne Avenue, East Sussex, BN2 4GE

- 7 double bedroom STUDENT PROPERTY (students only)
- £115.39 per person per week / £500.00 per person per month
- Available 09 September 2026
- Modern neutral décor
- Garage, ideal for storing bikes
- Furnished
- Large open plan living room kitchen
- Main bathroom, shower room and separate toilet
- Large garden with gardening included
- Popular location
- Council tax band C

- A holding deposit of £808.00 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

\*\* This property is available with a no deposit option, allowing eligible tenants to move in without paying a traditional tenancy deposit. Contact us for details. \*\*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		58	
(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**