

JohnHilton

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Est 1972



Total Area Approx sq ft

253 Bear Road, East Sussex, BN2 4DD

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 £1,600 PCM

view all our properties at:
www.johnhiltons.co.uk





253 Bear Road, East Sussex, BN2 4DD

- * 2 double bedroom ground floor student flat
- * Good-sized living room with dining table
- * Modern separate kitchen including white goods
- * Council tax band B
- * Available 08 August 2026
- * Private patio garden
- * Furnished
- * On-street parking

* A holding deposit of £369.23 will be required to secure the Property, which is equivalent to 1 week's 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, as the rent is due monthly



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		
	51	76
England & Wales	EU Directive 2002/91/EC	

- 2 double bedroom ground floor flat
- Modern neutral décor
- Garden
- Separate modern living room
- Separate kitchen

Council Tax Band: **B**