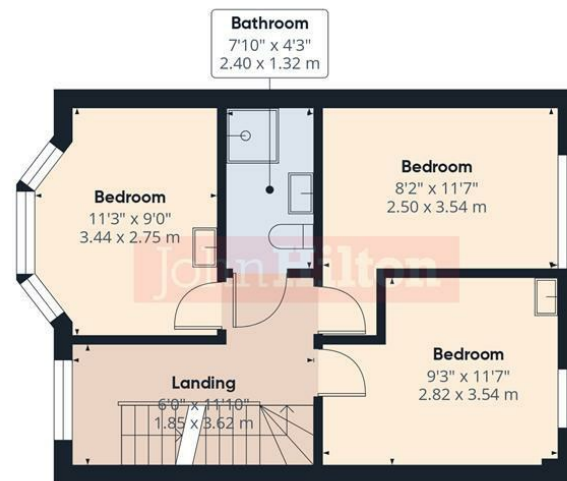
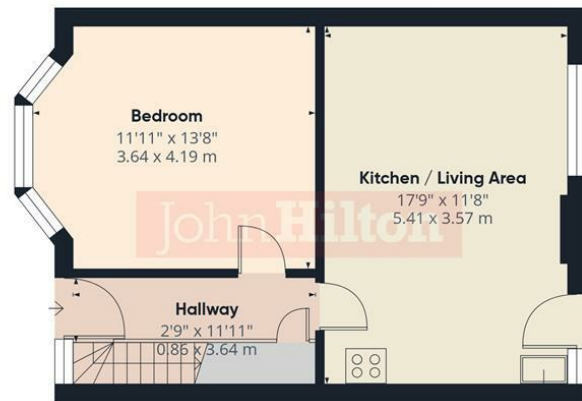




Approximate total area⁽¹⁾
1089 ft²
101.2 m²

Reduced headroom
32 ft²
3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Landing
2'8" x 6'10"
0.82 x 2.09 m



Total Area Approx sq ft

79 Stanmer Villas, Brighton, BN1 7HN

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

Per Month £3,000 Per Month



79 Stanmer Villas, Brighton, BN1 7HN

A MUST SEE 6 Bedroom Student House | Spacious Throughout | Fantastic Student Location | ONLY £115.38 PPPW

Ideally situated with excellent transport links to both the University of Brighton and the University of Sussex.

Arranged over three floors, this spacious property has been finished to a high standard and offers six generously sized double bedrooms, two modern shower rooms, and a large open-plan kitchen/living area, providing the perfect social space for student living.

To the rear of the property is a generous private garden, ideal for enjoying the warmer months. Offered fully furnished and conveniently located close to local shops, amenities and transport links, this property is an excellent choice for a group of six students.

- * 6 bedroom student house
- * ONLY £115.38 PPPW
- * Good size living area with kitchen in an open plan layout
- * Situated over 3 floors
- * Large Garden
- * Available from 07/08/2026
- * damage deposit £3,461.53



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		
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

JohnHilton