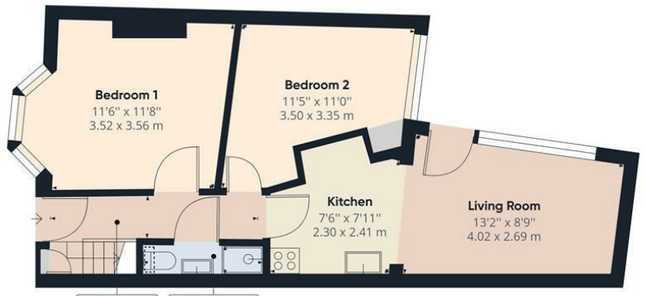
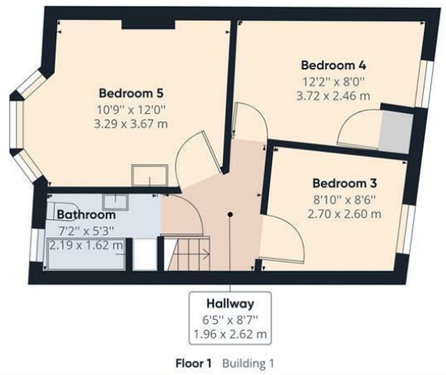
John Hilton

Est 1972



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

897.84 ft²

83.41 m²

Reduced headroom

2.09 ft²

0.19 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx sq ft

46 Riley Road, Brighton, BN2 4AH

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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46 Riley Road, Brighton, BN2 4AH

- 5 double-bedroom STUDENT PROPERTY (students only)
- £152.31 per person per week / £660.00 per person per month
- Available 14 July 2027
- Modern neutral décor
- Furnished
- Open plan living room, kitchen
- Bathroom and further shower room
- Patio garden
- Popular location, just off the Lewes Road
- Council tax band C
- REPOSIT (alternative deposit scheme accepted)

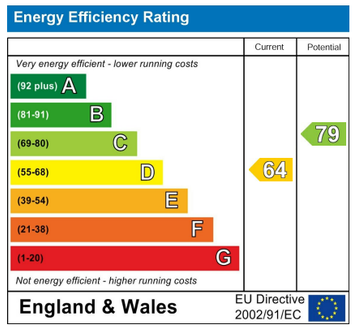
- A holding deposit of £761.54 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a 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







- 5 double bedroom student house
- Modern neutral decor
- Open plan living room kitchen
- Two bathrooms
- Low maintenance garden
- Ideal location, just off the Lewes Road



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