



Approximate total area<sup>(1)</sup>  
864 ft<sup>2</sup>  
80.2 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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



Total Area Approx 864.00 sq ft

5 The Highway, Brighton, BN2 4GB

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 £3,142 PCM**

## 5 The Highway, Brighton, BN2 4GB

- 5 double bedroom STUDENT PROPERTY (students only)
- £145.00 per person per week / £628.40 per person per month
- Available 4th September 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Bathroom & separate WC
- Garden (maintenance included in rent)
- Popular location
- Council tax band C
- 11-month tenancy

• A holding deposit of £725.00 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>64</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: **C**