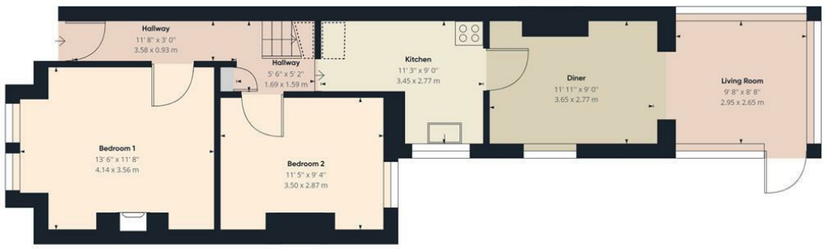
John Hilton

John Hilton

Est 1972



Ground Floor

Approximate total area(1)

614.64 ft²

57.10 m²

Reduced headroom

14.28 ft²

1.33 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 1312.60 sq ft

65 Bernard Road, Brighton, BN2 3ER

To view, contact John Hilton:
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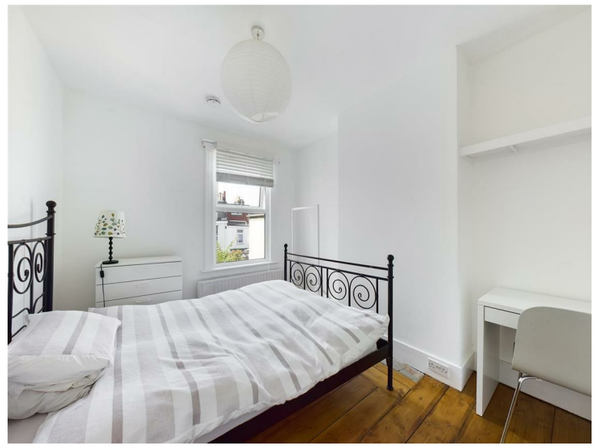
The Property Ombudsman

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65 Bernard Road, Brighton, BN2 3ER

Situated on a beautiful tree-lined road in the popular Elm Grove/Hartington Road area, this substantial six double-bedroom student house offers modern, spacious accommodation in a fantastic location, with easy access to Brighton city centre and the universities. Arranged over three floors, the property comprises six generously sized double bedrooms, a comfortable living area, modern kitchen, conservatory, bathroom, separate shower room and an additional WC.

* A must see 6 double bedroom HMO property in a great location for students £165.00 per person per week + Bills
* Available 15th August 2027
* Cosy patio space to rear garden
* Situated with easy access into the city centre and to the Universities
* Modern throughout
* The accommodation is arranged over 3 levels and consists of 6 bedrooms, living area, kitchen, conservatory, bathroom, shower room and separate w.c.
* Mandatory bills package of £22 pppw including: Electric, gas, super fast wifi, water, TV licence
* Council Tax Band C

* A holding deposit £165 PER PERSON will be required to secure the Property which is equivalent to 1 weeks 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

Front Garden
Formal with walled boundaries.

Entrance Hall
Stairs to first floor.

Living Room
3.65m x 2.75m (11'11" x 9'0")
Side window, archway leads to conservatory.

Kitchen
Range of units at eye and base level, work tops with tiled splashbacks, sink with drainer, space and plumbing for washing machine, wall mounted combi boiler, varnished wood floor.

Conservatory
3.00m x 2.75m (9'10" x 9'0")
Double glazed windows, glass roof, door to rear garden.

Bedroom
4.06m x 3.53m (13'3" x 11'6")
Square bay window, feature fireplace.

Bedroom
3.5m x 2.87m (11'5" x 9'4")
Varnished wood floor, window to rear.

FIRST FLOOR

Landing
Built in cupboards, stairs to second floor.

Bedroom
4.03m x 2.9m (13'2" x 9'6")
Square bay window, feature fireplace.

Bedroom
3.52m x 2.9m (11'6" x 9'6")
Window overlooks rear garden.

Bedroom
2.73m x 2.76 (8'11" x 9'0")
Window overlooks rear garden

Shower Room
Shower enclosure, thermostatic shower, wash hand basin.

Bathroom
White suite. Panelled bath, wash hand basin with mixer tap, low level w.c.

Separate WC
Low level WC.

SECOND FLOOR

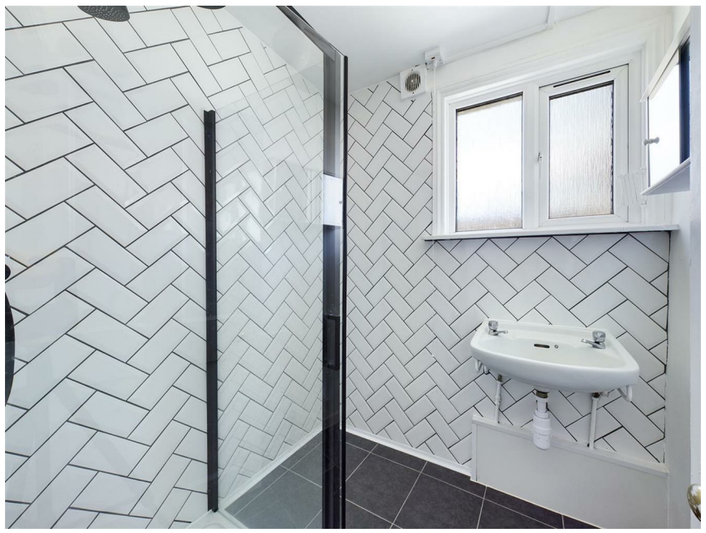
Mini Landing

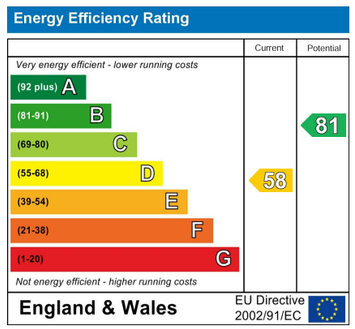
Bedroom
3.58m 4.54m (11'8" 14'10")
Velux window to rear, eaves storage cupboards.

Garden
L shaped paved patio with raised flower borders.









- Great Location
- 2 Bath/Shower Rooms
- Loft Conversion and Conservatory
- Easy Access to City Centre and Universities

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