



Total area: approx. 106.6 sq. metres (1147.4 sq. feet)

Total Area Approx 1147.40 sq ft



45 Park Crescent Road, Brighton, BN2 3HS

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 £3,750 PCM



45 Park Crescent Road, Brighton, BN2

3HS

- 6 double bedroom STUDENT PROPERTY (students only)
- £144.23 per person per week / £625.00 per person per month
- Available 10/08/2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £865.38 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



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	
		84
	64	

Council Tax Band: **C**

- £149.00 per person per week
- 6 Bed Student House
- 2 Shower Rooms
- Just Off Lewes Road
- Easy Reach Of The City Centre
- Good Transport Links To The Universities
- High Standard Student House
- Separate Living Room
- Available 13 September 2024