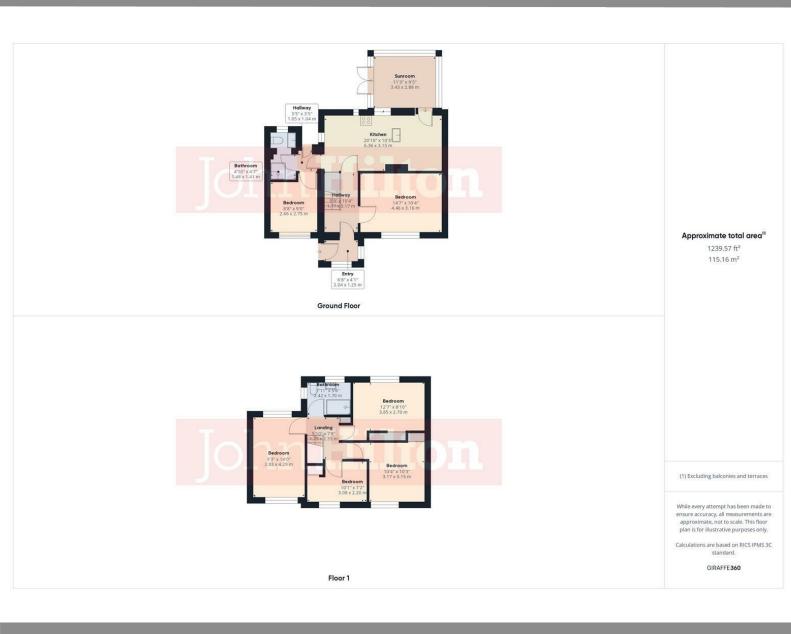
# John **Hilton**

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Est 1972





Total Area Approx 1295.76 sq ft

4 Roundway, Brighton, BN1 9AQ

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 £3,510 PCM** 









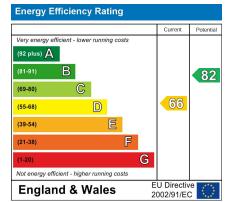












Council Tax Band: **D** 

# 4 Roundway, Brighton, BN1 9AQ

- 6 double bedroom STUDENT PROPERTY £135.00 per person per week
  11-month tenancy
  Available 05/09/2025

- Newly furnished
   Separate living room and kitchen diner
- Two shower rooms
- GardenPopular location
- Council tax band D
- A holding deposit of £810.00 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 as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly

#### Front Garden

Hardstand for off-road parking, lawned with hedged boundaries.

#### Porch

# **Entrance Hall**

Stairs to first floor.

## Kitchen/Lounge

6.41m x 3.14m (21'0" x 10'3")

Range of units at eye and base level, worktops with tiled splash backs, fitted oven and hob with extractor hood over, spaces for washing machine and tumble dryer, integrated dishwasher. Under-stairs storage cupboard.

Door to conservatory.

Doors leading to bedroom, shower room and garden.

#### **Bedroom**

3.30m x 2.66m (10'9" x 8'8")

Window to front.

#### **Shower Room**

Shower enclosure with electric shower, low level WC, wash basin.

#### **Bedroom**

4.45m x 3.16m (14'7" x 10'4")

Window to front.

#### Conservatory

3.36m x 2.87m (11'0" x 9'4")

UPVC double glazed with polycarbonate roof. Door leads to rear garden.

### Landing

Built-in storage cupboard, access to loft.

#### **Bedroom**

4.31m x 2.81m (14'1" x 9'2")

Dual aspect with windows to front and rear, access to loft space.

#### **Bedroom**

4.48m x 3.19m (14'8" x 10'5") Window overlooks rear garden, built-in wardrobe.

**Bedroom** 

4.20m x 3.70m (13'9" x 12'1")

Window to front, built-in wardrobes.

#### **Bedroom**

3.10m x 2.22m (10'2" x 7'3")

Window to front, built-in wardrobes.

#### Rear Garden

Level lawn with paved patio, timber shed, side access.





