



Approximate total area<sup>(1)</sup>  
1239.57 ft<sup>2</sup>  
115.16 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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**





## 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
- Garden
- Popular 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")

### Kitchen Area

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.

### Lounge Area

Door to conservatory.

### Lobby

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: **D**