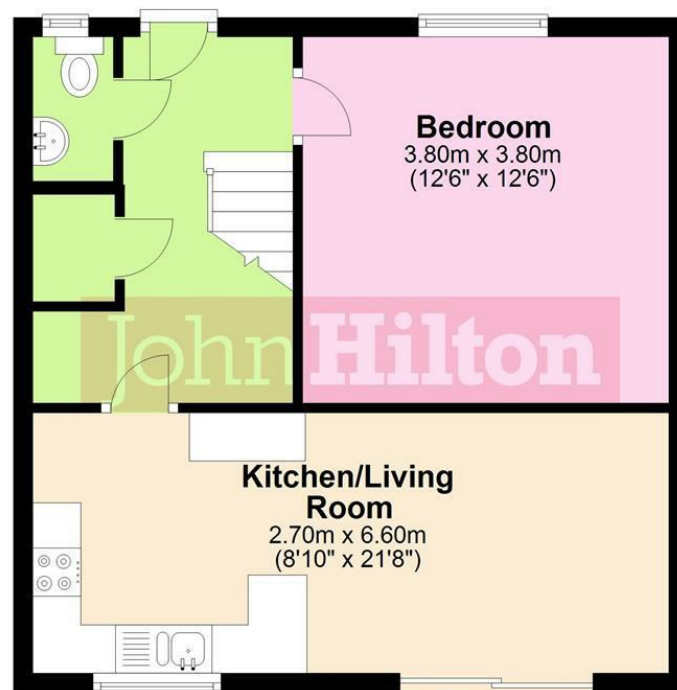


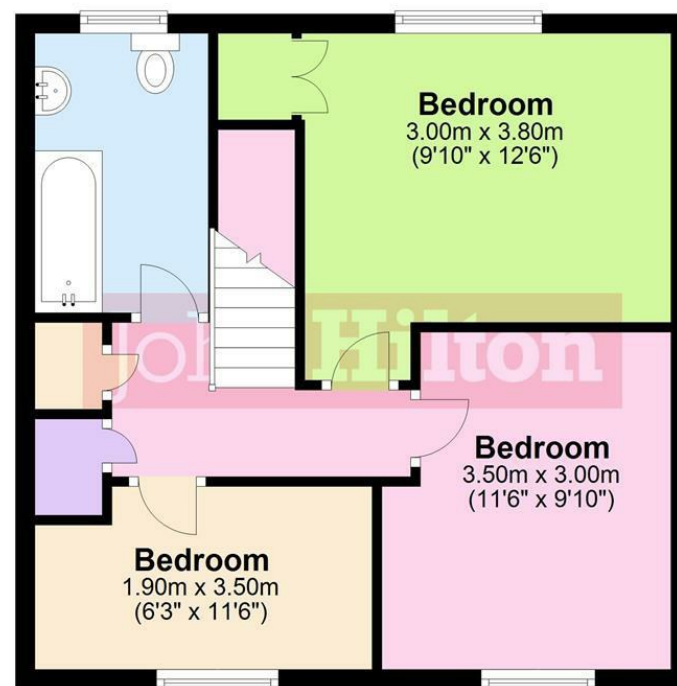
Ground Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 sq. feet)



Total Area Approx sq ft

20 Broadfields, Brighton, BN2 4QF

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 £2,000 PCM



20 Broadfields, Brighton, BN2 4QF

- 4 bedroom STUDENT PROPERTY (students only)
- £115.38 per person per week / £500 per person per month
- Available 27/08/2026
- Furnished
- Open plan living room kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band B
- 11-month tenancy

- A holding deposit of £461.54 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.

Front Garden

Lawned

Entrance Hall

Large storage cupboard, storage area under stairs.

Ground Floor Cloakroom

Separate WC.

Open Plan Kitchen/Living Room

6.55m x 2.69m (21'6 x 8'10)

Kitchen Area

Range of units at eye and base level, fitted electric oven and gas hob, combi boiler.

Living Area

Patio doors to garden.

Bedroom

3.78m x 3.68m (12'5 x 12'1)

Floor to ceiling window.

Landing

Large storage cupboard, plus built in wardrobe cupboard for adjacent bedroom, access to loft.

Bedroom

3.84m x 3.73m (12'7 x 12'3)

Large recessed wardrobe.

Bedroom

3.45m x 3.00m (11'4 x 9'10)

Window overlooks rear garden.

Bedroom

3.48m x 1.85m (11'5 x 6'1)

Window overlooking rear garden.

Bathroom

White suite, electric shower over bath.

Garden

Lawned with rear access. Brick built storage shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	

Council Tax Band: **B**

