



Hallway
15'9" x 5'2"
4.81 x 1.58 m

Ground Floor Building 1



Bathroom
7'3" x 5'2"
2.22 x 1.59 m

Floor 1 Building 1

Approximate total area⁽¹⁾

934.77 ft²
86.84 m²

(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.

GIRAFFE360



Total Area Approx sq ft

26 Baden Road, Brighton, BN2 4DP

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 £2,050 PCM

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A MUST SEE 3 BED STUDENT HOME AVAILBLE | BILLS INCLUSIVE OPTION AVAILABLE | GARDENER INCLUDED

- *Three double bedroom student house
- *Spare study room
- *Available 04/09/2026
- *Council tax band C
- *£158.00 per person per week
- *Large living room with table and large kitchen
- *Large garden with gardener included
- *On street parking
- *Furnished
- *11 Month Contract
- *Virtual tour available*

* A holding deposit of one weeks rent 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 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 as the rent is due monthly



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C