



Approximate total area^m
1166 ft²
108.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx 1302.43 sq ft

42 Lower Bevendean Avenue, Brighton, BN2 4FE

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 £4,290 PCM



42 Lower Bevendean Avenue, Brighton, BN2 4FE

- 6 double bedroom STUDENT PROPERTY (students only)
- 165.00 per person per week / £715.00 per person per month
- Available 01 September 2026
- Recently renovated property to a very high standard
- Furnished
- Separate living room/dining room and large kitchen
- Two shower rooms
- Monthly communal cleaning included
- Garden, with gardening included
- Off-street parking space
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £990.00 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 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

Approach

Lawned front garden and shared driveway to side, with steps leading to front door.

Entrance Hall

Tiled floor, stairs ascend to first floor, understairs storage cupboard.

Lounge

3.50m x 3.30m (11'5" x 10'9")

Wood laminate flooring, French doors lead to:

Kitchen/Dining Room

5.70m x 3.80m (18'8" x 12'5")

Pine laminate units at eye and base level, worktops with tiled splashbacks. Spaces for appliances including double stove with canopy extractor hood over, stainless steel sink with mixer tap and drainer. Tiled floor, 'Vaillant' boiler, door to rear garden.

Bedroom

4.50m x 2.20m (14'9" x 7'2")

Two double glazed windows to side.

Bedroom

4.00m x 3.30m (13'1" x 10'9")

Bay window to front, fireplace (untested).

First Floor Landing

Side window, stairs ascend to second floor.

Bedroom

3.50m x 3.30m (11'5" x 10'9")

Bay window to front.

Bedroom

3.50m x 3.00m (11'5" x 9'10")

Window to rear.

Bedroom

3.30m x 2.20m (10'9" x 7'2")

Double glazed window to front.

Bathroom

Panel-enclosed bath with shower attachment on riser, shower screen, wash basin, low-level WC. Tiled floor and walls.

Second Floor

Mini landing.

Bedroom

3.50m x 4.00m (11'5" x 13'1")

Velux window to front, dormer window to rear, eaves storage cupboards plus built-in wardrobe.

Shower Room

Tiled floor, corner shower enclosure with tiled splashbacks, electric shower on a riser, wash basin, low-level WC.

Rear Garden

Tiered on two levels. Lawned section leads to paved patio area plus decking section. Shed, fenced boundaries, side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(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: **C**