

John Hilton

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Est 1972



134 Coombe Road, Brighton, BN2 4EE

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or lettings@johnhiltons.co.uk

£646 PCM

view all our properties at:
www.johnhiltons.co.uk





134 Coombe Road, Brighton, BN2 4EE

- 4 double bedroom STUDENT PROPERTY (students only) One room available
- £148.96 per person per week / £645.50 per person per month
- Available 26 August 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Bathroom
- Garden
- Popular location
- Council tax band C
- 11-month tenancy



- A holding deposit of £148.96 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- 4 bedroom student property £149 per person per week
- Separate living room and kitchen
- Garden
- Popular student location, just off the Lewes Road
- Will need a group of 4 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £26 pp pw (Gas, water, electric, internet and TV license)
- WC en suite in the front bedroom