



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
791.58 ft<sup>2</sup>  
73.54 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 sq ft

44 Kimberley Road, Brighton, BN2 4EP

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 £2,200 PCM**

## 44 Kimberley Road, Brighton, BN2 4EP

- 4 bedroom STUDENT PROPERTY (students only)
- £126.92 per person per week / £550 per person per month
- Available 15/09/2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band C
- 11-month tenancy

• A holding deposit of £507.69 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	<b>69</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: **C**