

# JohnHilton

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Est 1972



2nd & 3rd Floor Maisonette 5 St. Georges Place, Brighton, BN1 4GA

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

**£2,990 PCM**

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## 2nd & 3rd Floor Maisonette 5 St. Georges Place, Brighton, BN1 4GA

- Stunning 3 double bedroom STUDENT PROPERTY £230.00 per person per week
- Available 07 September 2026
- Maisonette, situated over 2 floors in the center of Brighton
- Furnished and neutrally decorated throughout
- Large separate living room and kitchen
- 1 bathroom
- Parking space
- Popular location
- Council tax band C
- 11-month tenancy (tenancy to end 31 July 2027)

- A holding deposit of £690.00 will be required to secure the Property, which is equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go towards 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 as 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</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                     |         |           |
|                                                                 | 72      | 81        |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

- Stunning 3 double bedroom STUDENT PROPERTY £230 per person per week
- Furnished and neutrally decorated throughout
- 12-month tenancy
- Parking space
- Very central location
- Substantial sized flat
- Will need a group of 3 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £30 pp pw (Gas, water, electric, internet and TV license)