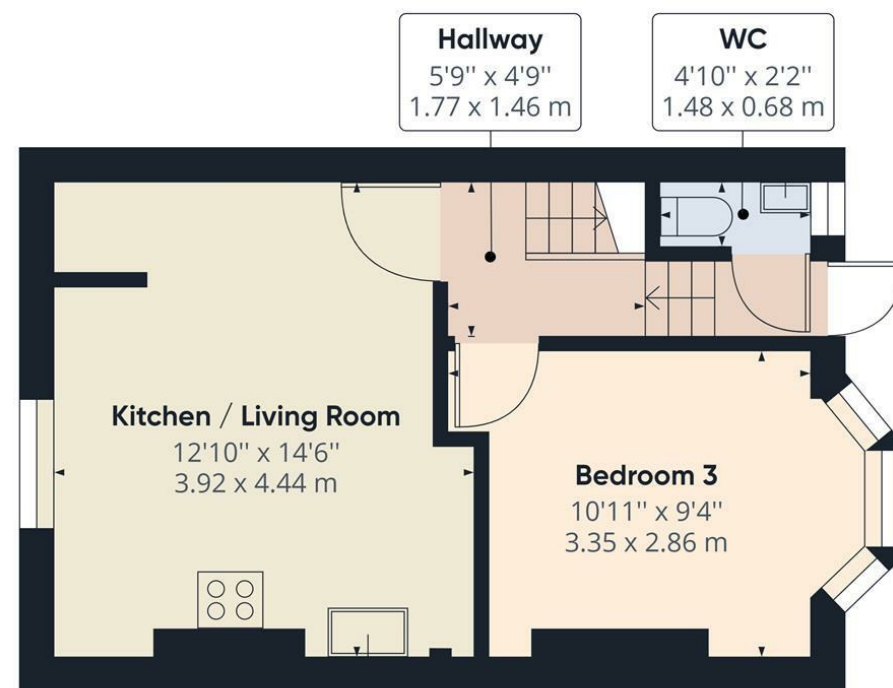


# JohnHilton

# JohnHilton

Est 1972



Approximate total area<sup>(1)</sup>  
333.29 ft<sup>2</sup>  
30.96 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.

GIRAFFE360



Total Area Approx sq ft

18 Wakefield Road, Brighton, BN2 3FP

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
127 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

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# 18 Wakefield Road, Brighton, BN2 3FP

- 6 double bedroom STUDENT PROPERTY £132.00 per person per week
- Available 07 September 2023
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Main bathroom with separate WC, shower in one bedroom
- Patio garden
- Popular location, just off the Upper Lewes Road
- Council tax band D
- 11-month tenancy

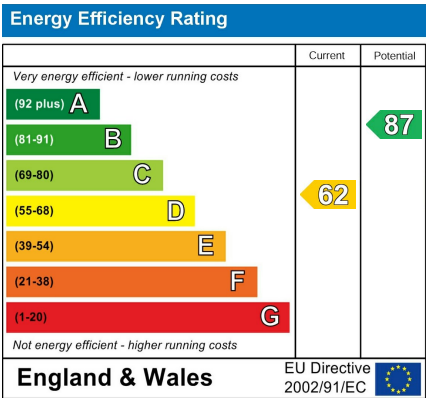
• A holding deposit of £792 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent

• 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



- 6 double bedroom student house
- Modern neutral decor
- Open plan living room kitchen
- Low maintenance garden
- Situated just off Upper Lewes Road



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract