



Approximate total area<sup>(1)</sup>  
1212.36 ft<sup>2</sup>  
112.63 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

16 Park Road, Brighton, BN1 9AB

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 £3,750 PCM**





## 16 Park Road, Brighton, BN1 9AB

- \* VIRTUAL VIEWING AVAILABLE
- \* An immaculate 6-bedroom student house
- \* £144.23 pp pw / £625.00PCM
- \* Available 24 July 2026
- \* 11-month contract
- \* Fully furnished
- \* Beautifully decorated
- \* Property benefits from a good-sized kitchen and a separate living room
- \* Two bathrooms - shower room, main bathroom and further WC (3 WC's in total)
- \* Off-street parking for 2 cars
- \* Large garden
- \* Garden shed
- \* Side access, which is great for bikes
- \* Council tax band B

- A holding deposit of £865.38 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) <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		
	74	84
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **D**

