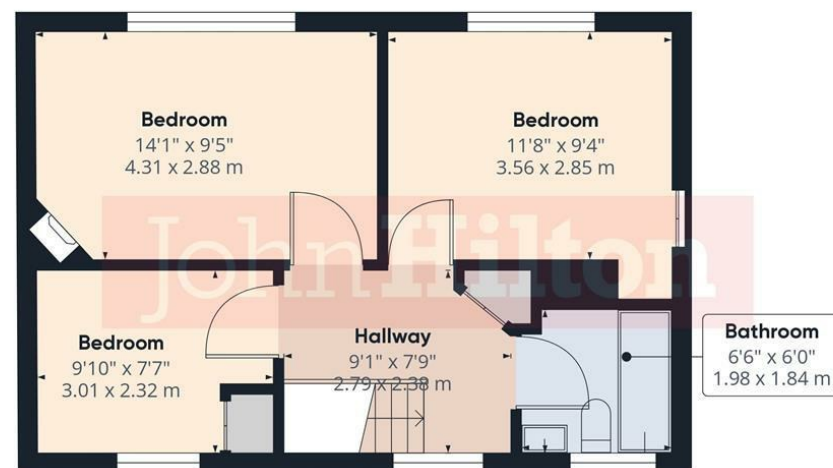
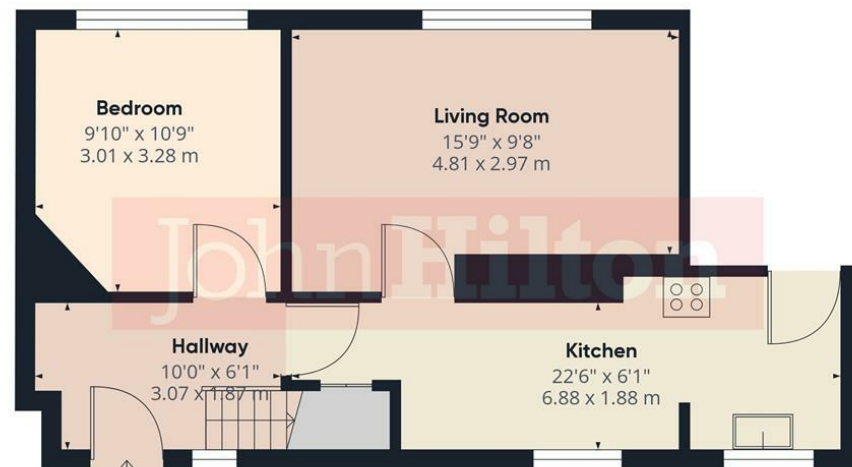


JohnHilton

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Est 1972



Approximate total area⁽¹⁾
888.99 ft²
82.59 m²

(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 1044.00 sq ft

26 Ashurst Road, Brighton, BN2 4PH

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A RECENTLY UPGRADED 4 BED STUDENT HOUSE | WELL SITUATED FOR STUDENTS | 4 BED WITH SEPERATE LOUNGE

- * 4 bedroom student house £152.880 pppw
- * Available 07/09/2026
- * 11 Month Contract
- * Recently Refurbished with new flooring, repaint and furniture to bedrooms
- * 3 double bedrooms, 1 single with built in storage space
- * Separate living room with dining room table
- * Large garden with gardener included in the rent
- * Upstairs main bathroom with further ground floor WC
- * Large kitchen with appliances
- * Furnished
- * Storage room
- * Popular student location
- * On street parking, parking zone D
- * Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(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		73
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

* A holding deposit 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 on move in*

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 as the rent is due monthly