



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 786 ft²
 73 m²
 Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx sq ft

F5, 82 Montpelier Road, East Sussex, BN1 3BD

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 £1,800 PCM

**F5, 82 Montpelier Road, East
Sussex, BN1 3BD**

- 2 double bedroom STUDENT PROPERTY (students only)
- Available 25 July 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen with shutters
- Bathroom
- Lots of storage
- Popular location, walking distance to Brighton City Centre and 7 Dials
- Council tax band B

• A holding deposit of £415.38 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) A			
(81-91) B			
(69-80) C			79
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: B