

**Total Area Approx sq ft**

To view, contact John Hilton:  
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**F2, 31 Edinburgh Road, Brighton, BN2 3HY**

**PCM £1,750 PCM**



## F2, 31 Edinburgh Road, Brighton, BN2

**3HY**

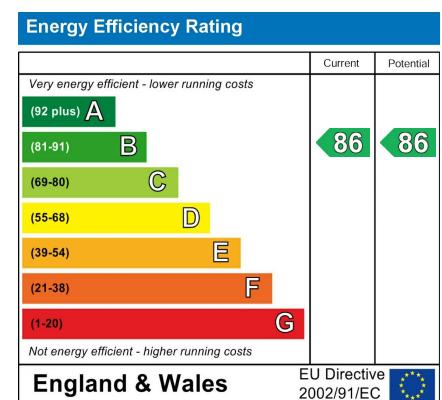
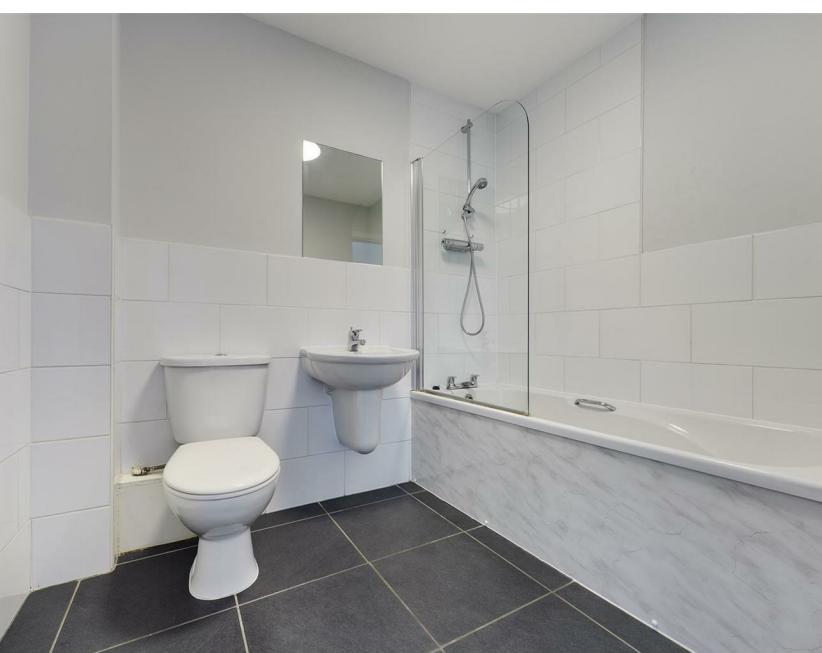
2 double bedroom STUDENT PROPERTY £201.92 per person per week (students only)

- Available 25/08/2026
- Modern neutral décor
- Furnished
- Shared roof terrace
- Popular location, situated on the Lewes Road, close to shops and amenities
- Council tax band A
- 11-month tenancy

• A holding deposit of £403.84 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 as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



**Council Tax Band: A**

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

**John Hilton**