

JohnHilton

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Est 1972



46 Albion Hill, Brighton, BN2 9NW

To view, contact John Hilton:
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or lettings@johnhiltons.co.uk

£4,550 PCM

view all our properties at:
www.johnhiltons.co.uk





46 Albion Hill, Brighton, BN2 9NW

- 7 double bedroom STUDENT PROPERTY (no company lets)
- £150 per person per week
- Available 22 August 2025
- Modern neutral décor
- Furnished
- Open plan living room kitchen with further kitchen area
- 2 shower rooms & 2 WC's
- Patio area and garden (gardening included within the rent)
- Popular location in Hanover, short walk to the City Centre
- Council tax band B
- 12-month tenancy

- A holding deposit of £1,050 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- 7 double bed bedroom student property £131.86 per person per week
- Open plan kitchen/ living room/ utility room
- 2 shower rooms and two separate toilets
- Popular Hanover Area, walking distance to Town
- Substantial House Over 3 Levels
- Gardening included
- Will need a full group of 7 students
- Please call the office to book in viewings 01273 608151 (option 2 for lettings)
- A separate bills package is an option for £21 pp pw (Gas, water, electric, internet and TV license)