



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

811.02 ft<sup>2</sup>  
75.35 m<sup>2</sup>

Reduced headroom

16.00 ft<sup>2</sup>  
1.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

3 Crayford Road, Brighton, BN2 4DQ

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

**PCM £2,200 PCM**

### 3 Crayford Road, Brighton, BN2 4DQ

- 4 double bedroom STUDENT PROPERTY (students only)
- £126.92 per person per week / £550.00 per person per month
- Available 26 August 2026
- Modern neutral décor
- Furnished
- Good size open plan living room kitchen with patio doors leading to garden
- Patio garden
- Locks on bedroom doors
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £507.69 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			87
(69-80) C		66	
(55-68) D			
(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: C