



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

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

1389.65 ft<sup>2</sup>  
129.10 m<sup>2</sup>

Reduced headroom

20.52 ft<sup>2</sup>  
1.91 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

34 Widdicombe Way, Brighton, BN2 4TG

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 £3,650 PCM**

## 34 Widdicombe Way, Brighton, BN2

### 4TG

- 6 double bedroom STUDENT PROPERTY (students only)
- £144.23 per person per week / £608.33 per person per month
- Available 10 September 2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Two shower rooms (3 WC's)
- Patio garden
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £842.30 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



- 6 double bedroom student house
- Modern neutral décor
- Open plan kitchen diner
- Patio garden
- Off street parking to the rear for 3 cars
- Two bathrooms

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 86        |
| (69-80) C                                   |  | 60                      |           |
| (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**