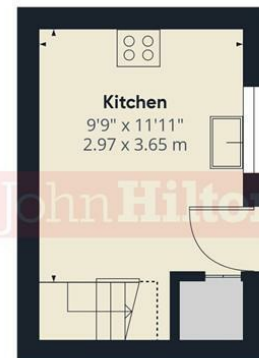


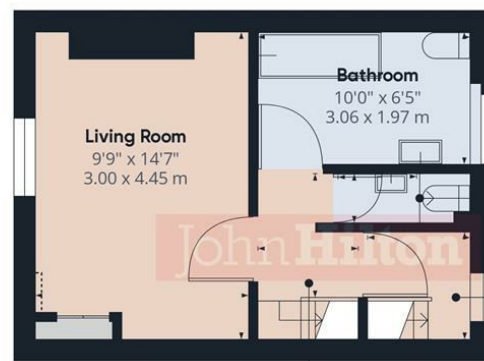
# JohnHilton

# JohnHilton

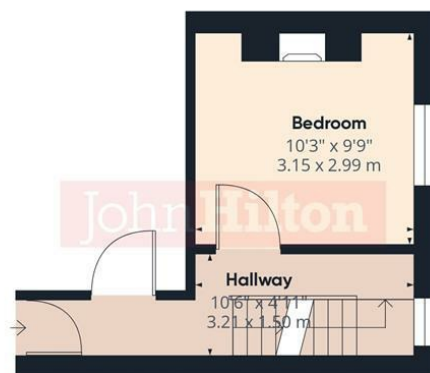
Est 1972



Ground Floor



Floor 1



Floor 2



Floor 3

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

830.01 ft<sup>2</sup>  
77.11 m<sup>2</sup>

**Reduced headroom**  
9.58 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

13 Southampton Street, Brighton, BN2 9UT

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

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## 13 Southampton Street, Brighton, BN2 9UT

- \* 4 double bedroom student house
- \* Council tax band C
- \* £154.96 per person per week
- \* Available 26 September 2025
- \* Popular location
- \* Walking distance to City Center
- \* Furnished
- \* Patio garden
- \* On-street parking
- \* 11-month contract

\* A holding deposit of £619.84 will be required to secure the Property equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move-in

\* 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 as the rent is due monthly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **C**