

JohnHilton

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Est 1972



Total Area Approx sq ft

34 Franklin Road, Brighton, BN2 3AE

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 £3,400 PCM

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www.johnhiltons.co.uk





34 Franklin Road, Brighton, BN2 3AE

- 5 double bedroom STUDENT PROPERTY (students only)
- £156.92 per person per week / £680.00 per person per month
- Available 02 September 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Two bathrooms
- Side access for bikes
- Utility area and office space
- Patio garden
- Popular location, just off the Lewes Road
- Council tax band C
- 11-month tenancy

- A holding deposit of £784.62 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		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **C**

- 5 double bedroom student property £145.38 per person per
- Very convenient location – close to Lewes Rd shops & buses
- Available 28th July 2023
- Separate living room
- Large shower room with WC (walk in shower)
- Separate modern utility / drying room
- Two street entrances
- Council tax band C
- 12 month tenancy
- Property will be newly decorated