



Ground Floor

Approximate total area ⁽¹⁾
522.40 ft²
48.53 m²

(1) Excluding balconies and terraces

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 1044.00 sq ft

26 Ashurst Road, Brighton, BN2 4PH

To view, contact John Hilton:
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01273 608151 or sales@johnhiltons.co.uk

PCM £2,400 PCM



26 Ashurst Road, Brighton, BN2 4PH

- * NO AGENCY FEES- Student accommodation
- * 4 bedroom student house £138.46 pp pw
- * Security Deposit 2400.00
- * 3 double bedrooms, 1 single
- * Separate living room with dining room table
- * Large garden with gardener included
- * Upstairs main bathroom with further ground floor WC
- * Large kitchen with appliances
- * Furnished
- * Storage room
- * Popular student location
- * On street parking, parking zone D
- * Council Tax Band C
- * Available 15/09/2023
- * 12 Month Contract

* A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent £533.00.

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) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(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		73
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		