



Approximate total area⁽¹⁾
864 ft²
80.2 m²

Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx 864.00 sq ft

5 The Highway, Brighton, BN2 4GB

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

PCM £3,258 PCM



5 The Highway, Brighton, BN2 4GB

- 5 double bedroom STUDENT PROPERTY (students only)
 - £150.37 per person per week / £651.60 per person per month
 - Available 4th September 2026
 - Modern neutral décor
 - Furnished
 - Separate living room and kitchen
 - Bathroom & separate WC
 - Garden (maintenance included in rent)
 - Popular location
 - Council tax band C
 - 11-month tenancy
- A holding deposit of £751.85 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		86
(69-80) C		
(55-68) D	64	
(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**



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton