



Total Area Approx 1153.90 sq ft

54 Baden Road, Brighton, BN2 4DP

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 £4,100 PCM**

## 54 Baden Road, Brighton, BN2 4DP

Newly re-decorated to a high standard throughout, a six double bedroom STUDENT PROPERTY (Students only) finished in modern neutral tones. Modern fitted kitchen (including dishwasher) which is open plan to the living room making this a very sociable home and comes with two shower rooms.

- £157.69 per person per week / £683.33 per person per month
- Available 10 September 2026
- Furnished
- Garden with gardening included
- Popular student location
- Council tax band C
- 11-month tenancy

- A holding deposit of £946.15 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



JohnHilton



JohnHilton



JohnHilton



Virtually Staged

JohnHilton



JohnHilton



JohnHilton



JohnHilton

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 | 88                      |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| 72  |                         |
| England & Wales                             | EU Directive 2002/91/EC |

Council Tax Band: **C**

- 6 Double Sized Bedrooms
- High End Student Accommodation
- Newly Refurbished in 2025
- Modern Kitchen with Dishwasher
- 2 Shower Rooms
- Gardener Included
- Available 10/09/2026
- £158 Per Person Per Week
- Popular Student Location
- Video Tour Available On Request