



Ground Floor



Floor 1



Total Area Approx 846.00 sq ft

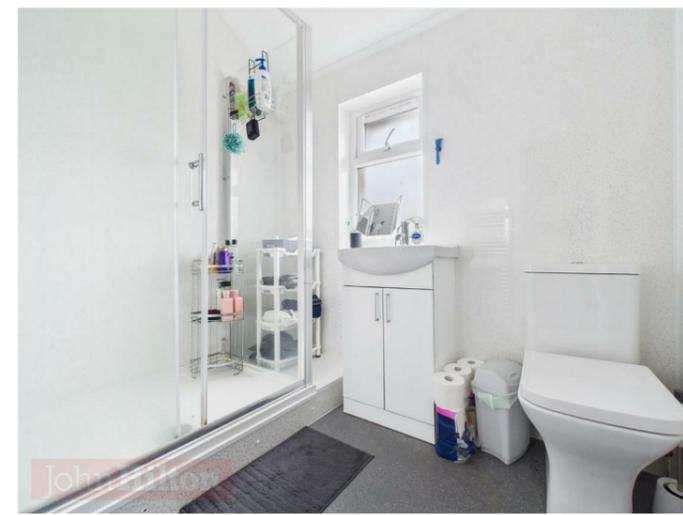
102 Coombe Road, Brighton, BN2 4EE

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 £2,600 PCM**

# 102 Coombe Road, Brighton, BN2 4EE

- 4 double bedroom STUDENT PROPERTY (students only)
- £150.00 per person per week / £650 per person per month
- Available 10 September 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen with utility area
- Modern shower room
- Garden
- Popular location
- Council tax band C
- 11-month tenancy
- A holding deposit of £600.00 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	<b>70</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**