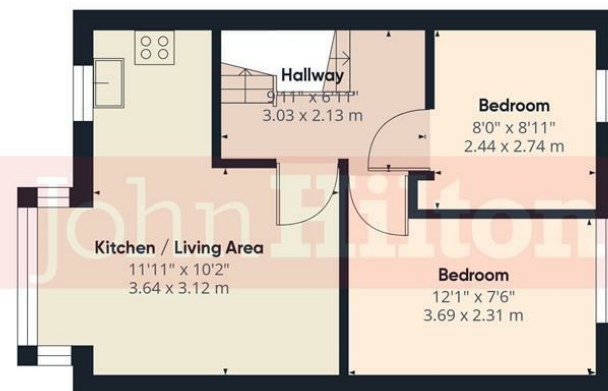


# JohnHilton

# JohnHilton

Est 1972



Approximate total area<sup>(1)</sup>

708.37 ft<sup>2</sup>  
65.81 m<sup>2</sup>

Reduced headroom

63.72 ft<sup>2</sup>  
5.92 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

40a Stanmer Park Road, Brighton, BN1 7JJ

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 £2,120 PCM

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## 40a Stanmer Park Road, Brighton, BN1

7JJ

- 4 double bedroom STUDENT PROPERTY £122 per person per week
- Available 5th September 2025
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Bathroom
- Popular location
- Council tax band B
- 12-month tenancy

- A holding deposit of £488 will be required to secure the Property which is equivalent to 1 weeks. Once referencing is complete the Holding Deposit will go towards 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 as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(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: **B**

