



Total area: approx. 106.6 sq. metres (1147.4 sq. feet)

Total Area Approx 1147.40 sq ft



45 Park Crescent Road, Brighton, BN2 3HS

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 £3,900 PCM**





## 45 Park Crescent Road, Brighton, BN2

### 3HS

- 6 double bedroom STUDENT PROPERTY (students only)
- £150 per person per week / £650 per person per month
- Available 10/08/2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- 2 Bathrooms
- Garden
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £900 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	
		<b>84</b>
	<b>64</b>	

Council Tax Band: **C**

- £149.00 per person per week
- 6 Bed Student House
- 2 Shower Rooms
- Just Off Lewes Road
- Easy Reach Of The City Centre
- Good Transport Links To The Universities
- High Standard Student House
- Separate Living Room
- Available 13 September 2024