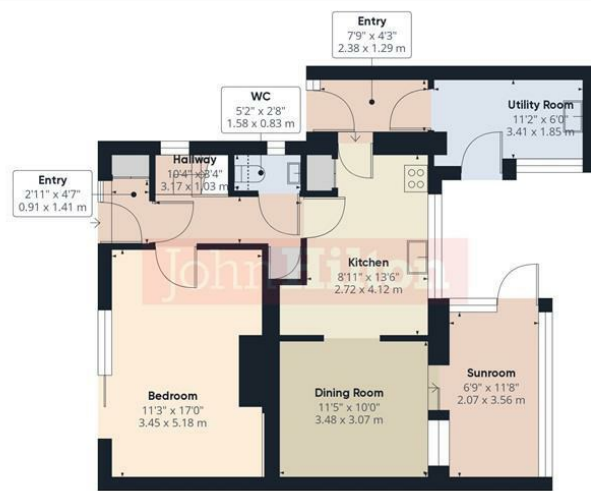




#### Approximate total area<sup>(1)</sup>

1519.43 ft<sup>2</sup>  
141.16 m<sup>2</sup>

#### Reduced headroom

40.9 ft<sup>2</sup>  
3.8 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 1507.00 sq ft

8 Willington Road, Brighton, BN2 4DF

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 £3,800 PCM**





## 8 Willingdon Road, Brighton, BN2 4DF

- 6 double bedroom STUDENT PROPERTY (students only)
  - £146.15 per person per week / £633.33 per person per month
  - Available 01 September 2026
  - Modern neutral décor
  - Furnished
  - Good size kitchen opening onto dining room, further conservatory area and utility area
  - Size access, ideal for bikes
  - Two bathrooms
  - Patio garden
  - Popular location
  - Council tax band D
  - 11-month tenancy
- A holding deposit of £876.92 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                                   |         |           |
| (69-80) C                                   |         | 76        |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 48      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Council Tax Band: **D**