

JohnHilton

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Est 1972



Total Area Approx sq ft

12 Edinburgh Road, East Sussex, BN2 3HY

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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01273 608151 or sales@johnhiltons.co.uk

PCM £3,900 PCM

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12 Edinburgh Road, East Sussex, BN2

3HY

- * An immaculate 6 double bedroom student property
- * £150 pp pw excluding bills
- * Furnished
- * Available 31/08/2025
- * 12 month contract
- * Large open plan kitchen, living room, with dining area
- * Stylish minimalist décor throughout
- * Property benefits from two shower rooms and an additional WC
- * Low maintenance patio garden
- * Situated just off Lewes Road
- * Close to bus routes into the City Centre
- * Council tax band C

* A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move in*

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 as the rent is due monthly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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:



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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