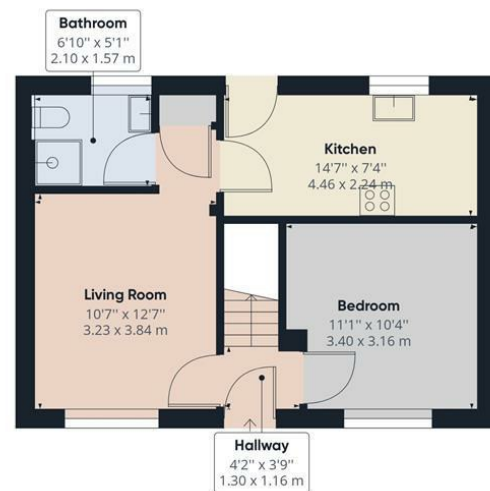


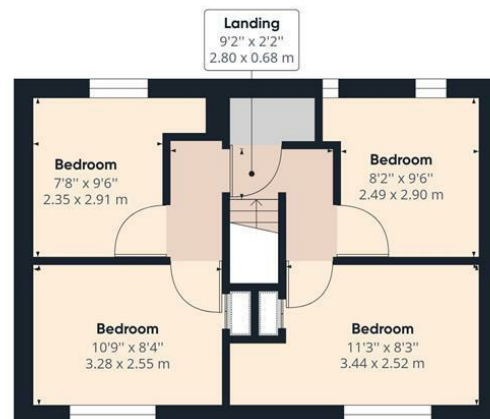
JohnHilton

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Est 1972



Ground Floor



Floor 1

Approximate total area⁽¹⁾

880.27 ft²
81.78 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Total Area Approx sq ft

140 The Avenue, Brighton, BN2 4FD

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 £3,200 PCM

view all our properties at:
www.johnhiltons.co.uk





140 The Avenue, Brighton, BN2 4FD

- 5 double bedroom STUDENT PROPERTY (students only)
- £147.69 per person per week / £640.00 per person per month
- Available 21 August 2026
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- Bathroom with toilet and a further toilet
- Garden, with gardening included
- Popular location, close to Brighton Uni
- Council tax band C
- 11-month tenancy

- A holding deposit of £738.46 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		86
(69-80) C		
(55-68) D	66	
(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: **C**

- 5 double bedroom student house £160.00 per person per week
- Full groups only. We are not renting by the room
- Newly decorated with new carpets and new furniture going in soon
- Large garden with gardening included within the rent
- Large separate living room
- Available 9th September 2024
- 11 month tenancy
- Situated on The Avenue a short walk to Brighton University and the Lewes Road bus routes
- Council Tax band C