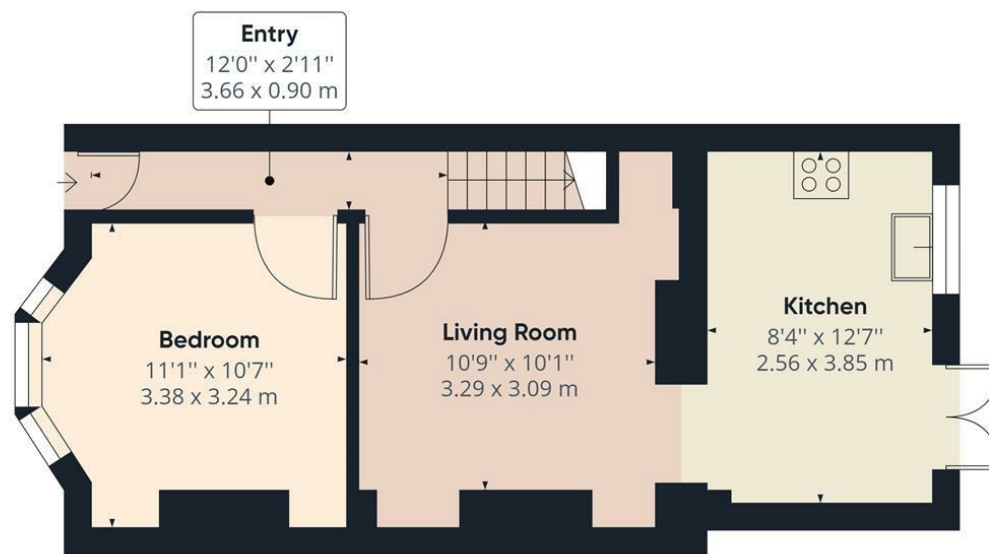


JohnHilton

JohnHilton

Est 1972



Approximate total area⁽¹⁾
396.21 ft²
36.81 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

11 Islingword Place, Brighton, BN2 9XG

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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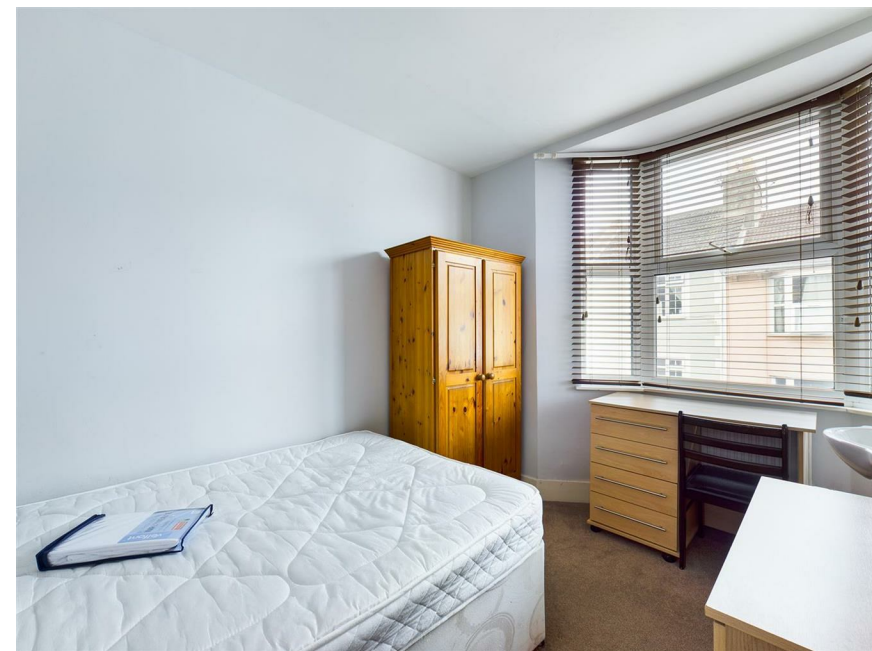
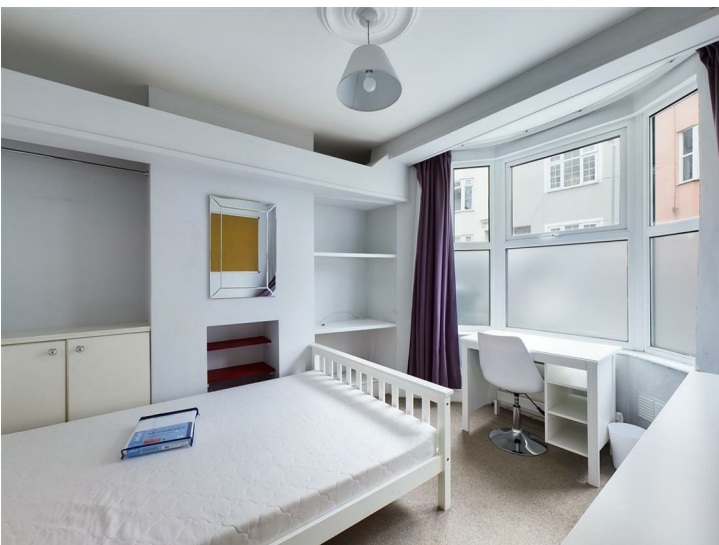
11 Islingword Place, Brighton, BN2

9XG

- 5 double bedroom STUDENT PROPERTY
- Available 28/08/2025
- 12 month tenancy
- Furnished
- Separate living room and kitchen with doors leading to patio area
- 2 shower rooms on first and second floors with WC's
- Low maintenance patio garden
- Modern décor throughout
- Popular location
- Council tax band C

Property will have new flooring throughout before new 2025 tenancy.

- A holding deposit will be required to secure the Property which is equivalent to 1 weeks rent which is £825. 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	64	84
(81-91) B		
(69-80) C		
(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: **C**