

Approximate total area⁽¹⁾
543.9 ft²
50.53 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Total Area Approx sq ft

F4, 31 Edinburgh Road, Brighton, BN2 3HY

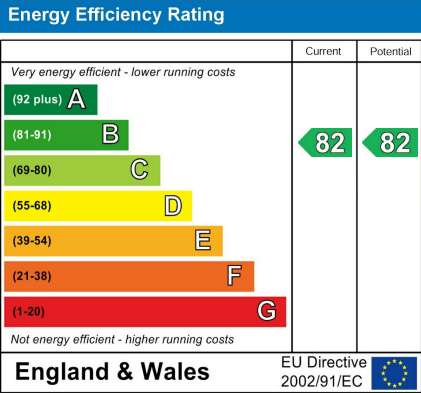
To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £1,750 PCM

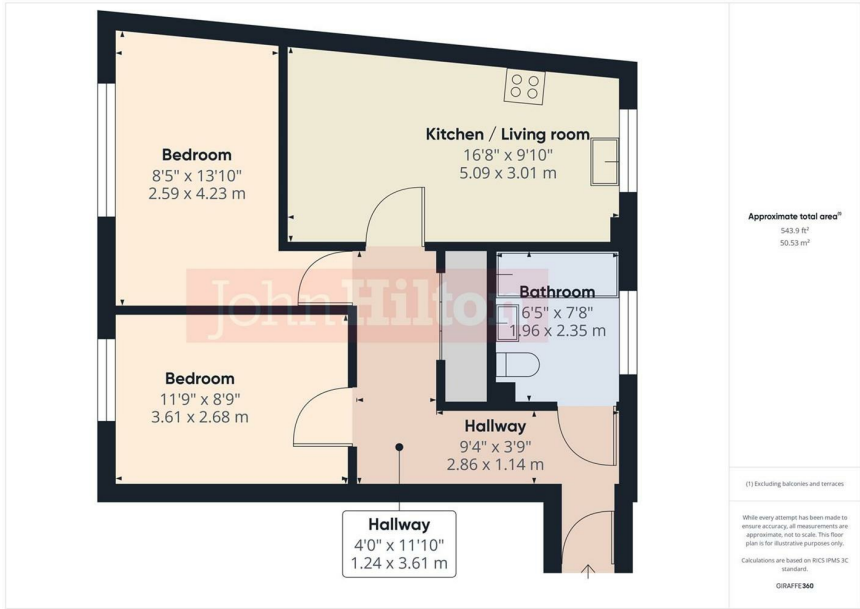


F4, 31 Edinburgh Road, Brighton, BN2 3HY
2 double bedroom STUDENT PROPERTY £201.92 per person per week (students only)
• Available 11 September 2026
• Modern neutral décor
• Furnished
• Shared roof terrace
• Popular location, situated on the Lewes Road, close to shops and amenities
• Council tax band A
• 11-month tenancy

• A holding deposit of £403.84 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 as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



Council Tax Band: A



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

JohnHilton