

# John Hilton

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Est 1972



Total Area Approx sa ft

50 Egginton Road, Brighton, BN2 4PL

To view, contact John Hilton:  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

## £2,350 PCM

view all our properties at:  
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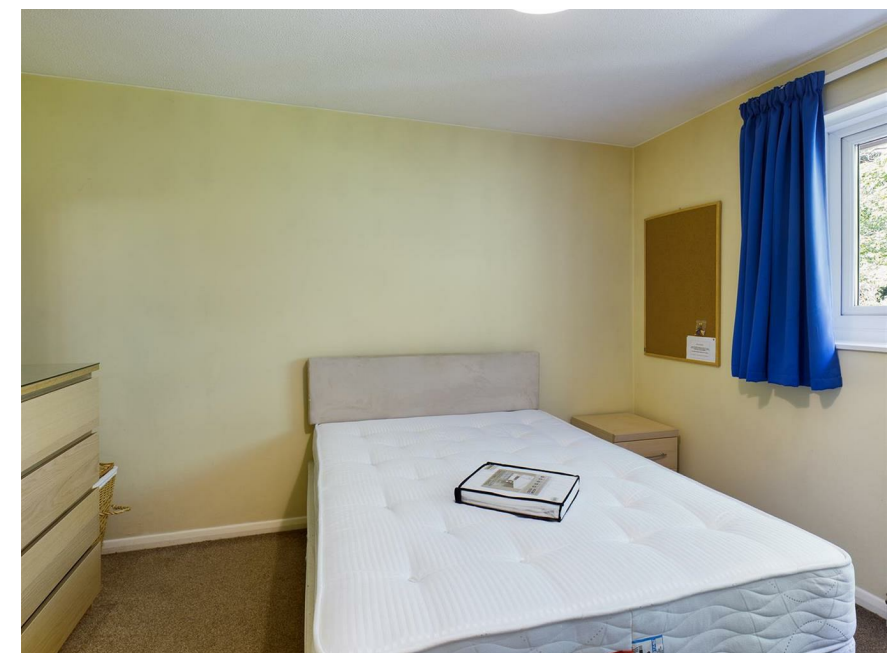






## 50 Egginton Road, Brighton, BN2 4PL

- 3 double bedroom & 1 very good single bedroom STUDENT PROPERTY
- £135 per person per week
- Available 08/09/25
- Modern neutral décor
- Furnished
- Open plan living room & kitchen
- Bathrooms
- Low maintenance garden, gardening included within the rent
- Popular location
- Council tax band C
- 11-month tenancy
- A holding deposit of £542.30 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
- 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		87
(81-91) B		
(69-80) C	75	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

- 4 Bed Student House
- Modern Decor
- Furnished
- Close to Falmer Campus & Train Station
- Good bus links