

JohnHilton

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Est 1972



Total Area Approx 500 sq 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

£2,400 PCM

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





50 Egginton Road, Brighton, BN2 4PL

- 4 bedroom STUDENT PROPERTY (students only)
- £138.46 per person per week / £600.00 per person per month
- Available 21 August 2026
- Modern neutral décor
- Furnished
- Open plan living room kitchen
- Bathroom and further separate toilet (2 x WCs)
- Patio garden
- Popular location
- Council tax band C
- 11-month tenancy

- A holding deposit of £553.85 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		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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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

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