



63 Ladysmith Road

East Sussex, BN2 4EH

£2,600 PCM



A map of the Elm Grove area in Brighton. The map shows several roads: Lewes Rd running diagonally from the top right, Ditchling Rd running vertically on the left, and Elm Grove Rd running horizontally across the middle. A green pin is placed on Elm Grove Rd, north of the intersection with Ditchling Rd. A white circular marker with a green center is located on Elm Grove Rd, south of the intersection with Ditchling Rd. The area is labeled with 'MOULSECOOMB' to the north, 'ELM GROVE' in the center, 'HANOVER' to the south, and 'WHITEHAWK' to the east. 'Brighton Racecourse' is labeled in green text near the white circular marker. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	88	63

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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		
Current	37	58

Please contact our Pavilion Properties Office
on 01273 686 306 if you wish to arrange a viewing appointment
for this property or require further information.

- Four Double Bedrooms
- Student Property
- Private Rear Garden
- Weekly Communal Cleaner Included
- Fully Furnished
- Utility Room
- Optional Bills Package Available
- Seperate Lounge

Pavilion Properties are delighted to present this spacious four-bedroom student house on Ladysmith Road, ideally located close to Lewes Road and the University of Brighton's Moulsecomb campus. Offering four double bedrooms, generous communal living space and a large private rear garden, this property is an excellent choice for a group of friends looking for their next student home.

The house offers four well-proportioned double bedrooms, providing comfortable private spaces for studying and relaxing.

A spacious separate lounge with dining area creates the perfect setting for socialising, entertaining and enjoying meals together.

The fitted kitchen comes equipped with appliances and leads through to a useful utility room with a washing machine and additional storage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

