



## 125 Upper Lewes Road

Brighton, BN2 3FD

**£780 PCM**

Spacious Double Student Room | Bills Included | Sept 2026

This spacious double room forms part of a well-maintained student house, designed to provide comfortable and practical living for the academic year.

The room comes fully furnished with a double bed, wardrobe, and chair—ideal for both study and relaxation.

The property offers a modern shared kitchen with appliances, along with communal living space for socialising.

All utility bills are included within the rent, providing a simple and hassle-free living arrangement.

The property is professionally managed, with a dedicated maintenance reporting system and 24/7 contact line, ensuring any issues are handled promptly.

Located in a popular student area, the property is within easy reach of the university, supermarkets, and public transport links.

Rent: £780 per calendar month

Deposit: £600

Available: September 2026

Tenancy type: Individual student tenancy

Council Tax Band: D (students exempt)

### Viewing

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.

- Double bedroom (fully furnished)
- Available September 2026
- Student only property
- Shared kitchen & communal areas
- Professional management & maintenance reporting system
- All bills included (gas, electric, water, WiFi)
- Walking distance to university / excellent transport links
- Secure tenancy setup for academic year



1



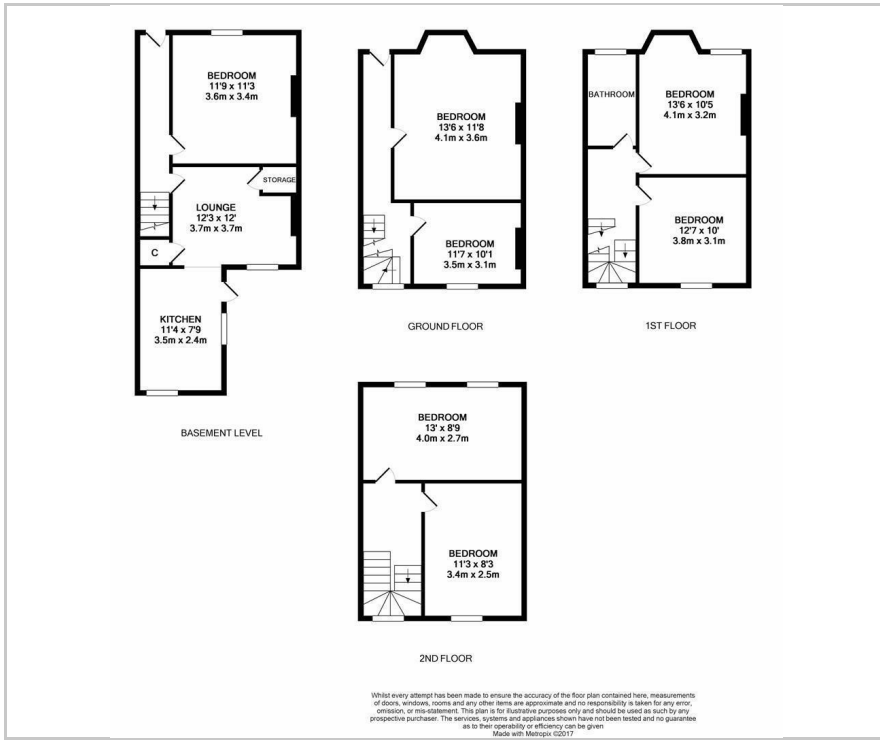
2



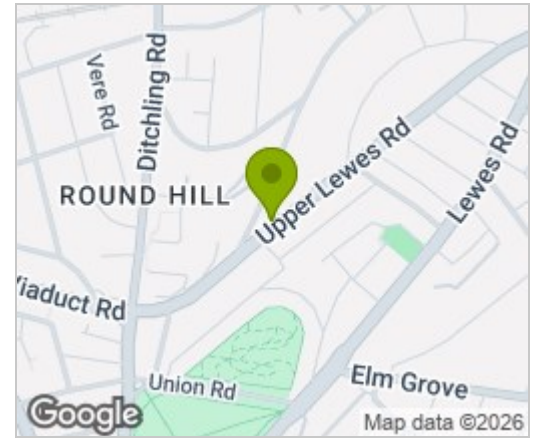
1



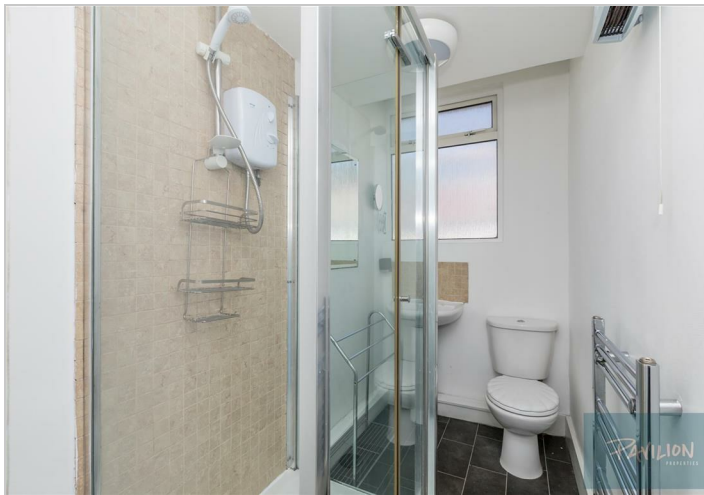
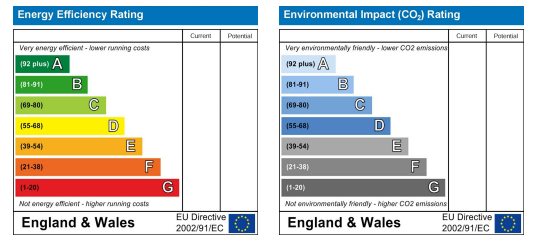
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.