



## 23 Edinburgh Road

East Sussex, BN2 3HY

**£2,716 PCM**

4 DOUBLE BEDROOMS | EXCELLENT LOCATION | LARGE KITCHEN - LIVING ROOM | WI-FI INCLUDED | CLEANER INCLUDED | ONLY £156 PPPV

Pavilion Properties are delighted to offer this fantastic four bedroom student house situated in a perfect location for students, just off of Lewes Road and very close to plenty of local shops, cafes, supermarkets and many other amenities. The house is offered fully furnished, has four equally good-size bedrooms and is close to great transport links to the universities and the town centre. The contemporary-style fitted kitchen is large and comes with appliances. There is a separated living room of a generous size with access to the rear patio garden. The bathroom has a white suite with both shower and bath facilities.

NO GUARANTOR NO PROBLEM - WE ALSO ACCEPT RENT GUARANTOR & HOUSING HAND

Rent: £2,716 (£156.70 Per Person Per Week)

Deposit: £3,132 (£783 each)

Available 17th September 2026

Council tax band: C

Included: Wi-Fi & Weekly communal cleaner

Bills package can be added, please ask a member of staff for details

ALSO SECURE THIS PROPERTY WITH A BILLS PACKAGE AND YOU WILL AUTOMATICALLY BE ENTERED INTO OUR PRIZE DRAW AND YOU COULD GET YOUR UTILITY COSTS REFUNDED FOR THE YEAR ££

- Four Double Bedrooms
- Ideal For Students
- Fully Furnished
- Lewes Road
- Private Garden
- Unlimited Energy Package Available

### 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.



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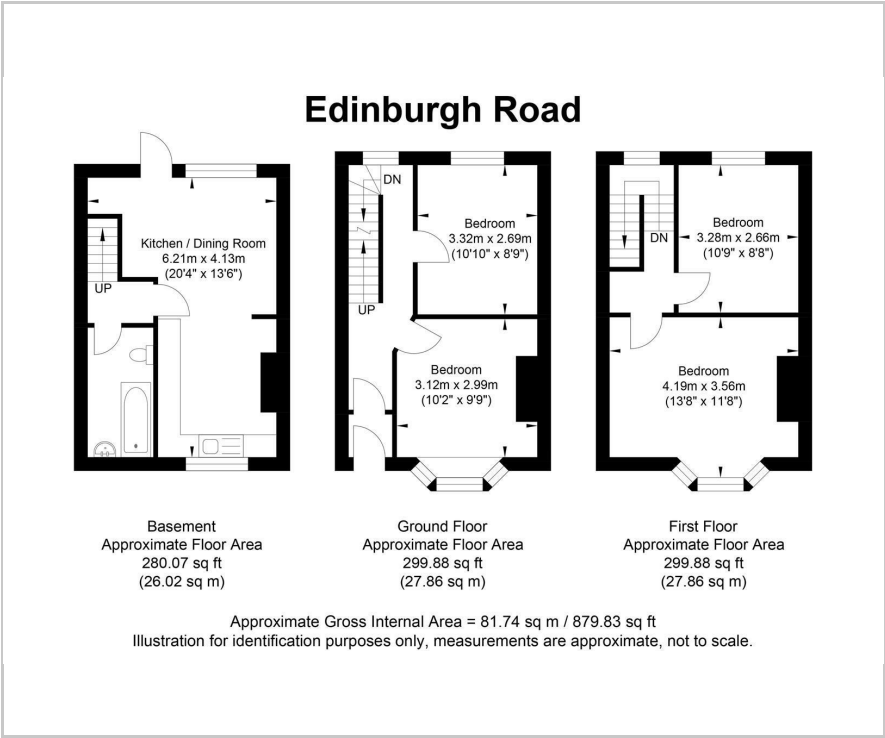


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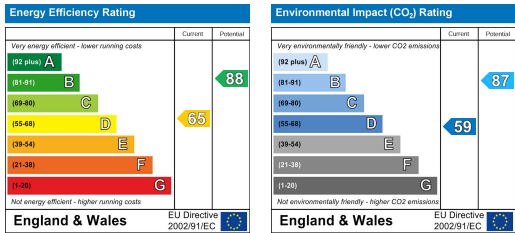
Floor Plan



Area Map



Energy Efficiency Graph



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