

# John Hilton

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Est 1972



Total Area Approx sq ft

142 Coombe Road, Brighton, BN2 4EE

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

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# 142 Coombe Road, Brighton, BN2 4EE

- \* 4 bedroom student house
- \* £100.96 per person per week
- \* Can come with bills included at £12.69 pp pw (gas, water & electric on fair usage policy)
- \* Three double beds and 1 single bed
- \* Separate living room
- \* Good size garden (gardening included within the rent)
- \* 2 shower rooms with 2 WC's
- \* Locks on bedroom doors
- \* VIRTUAL TOUR AVAILABLE
- \* Available 20 September 2021
- \* 11 month tenancy

\* A holding deposit will be required to secure the property which is equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move-in\*

\* 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 as the rent is due monthly\*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	