

# John Hilton

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Est 1972



Total Area Approx sq ft

107 Kimberley Road, Brighton, BN2 4EN

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

**PCM £1,700 PCM**

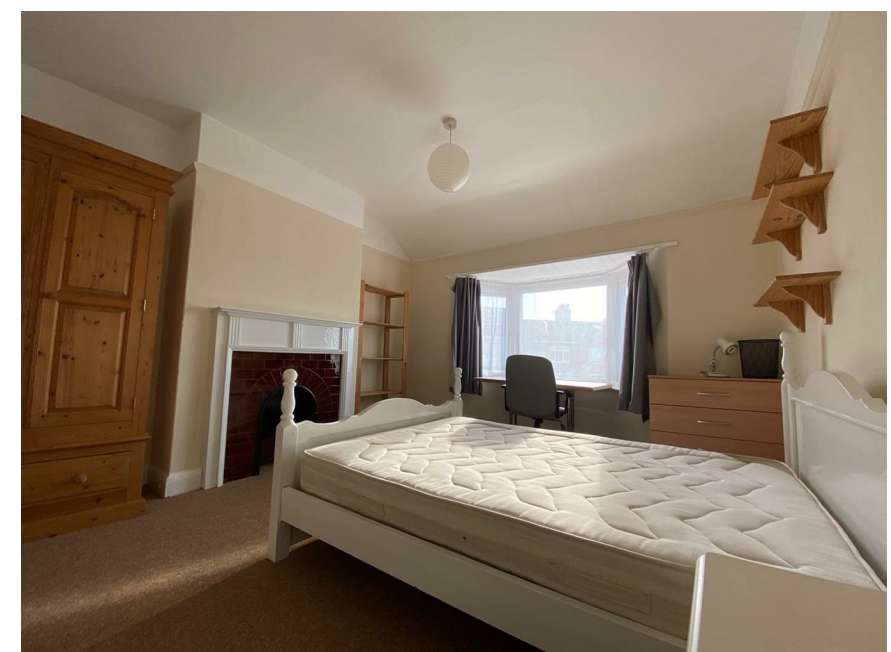
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# 107 Kimberley Road, Brighton, BN2 4EN

- Kimberley Road – 4/5 bedroom furnished student house
- Video Tour Available on request
- Available 09th September 2021
- 11-month tenancy
- Rent £98 per person per week as a four bed
- Lower Security Deposit at £1700
- Large lounge/dining area
- Separate Kitchen
- Decking and garden
- 4 double bedrooms, 1 single bedroom
- Bathroom with separate WC
- On-street permit parking – Zone U
- Central location for students, just off the Lewes Road

\* 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			
(81-91) B			83
(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	