

# JohnHilton

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Est 1972



Total Area Approx sq ft

38 Medmerry Hill, Brighton, BN2 4TQ

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

**PCM £350 PCM**

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# 38 Medmerry Hill, Brighton, BN2 4TQ

- \* NO AGENCY FEES
- \* STUDENT HOUSE, rooms from £400PCM
- \* 4 double bedroom student house
- \* Neutral decor
- \* Bed 2 FFF -right £350PCM (small double)
- \* Bed 4 FFR - £425PCM (large room)
- \* Separate living room
- \* Furnished
- \* Security deposit £400 each
- \* Available now
- \* 9 month contract

\* A holding deposit will be required to secure the Property which is equivalent to 1 weeks 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		86
(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	