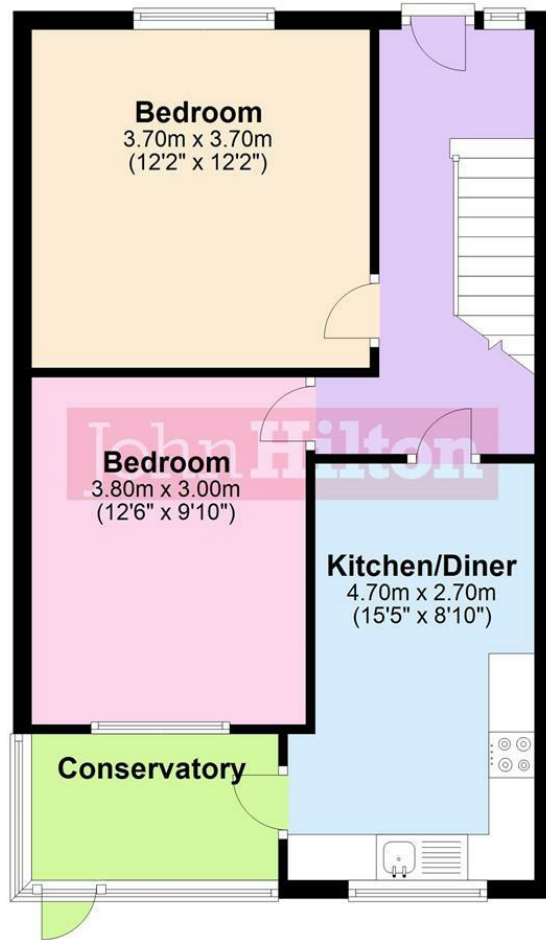


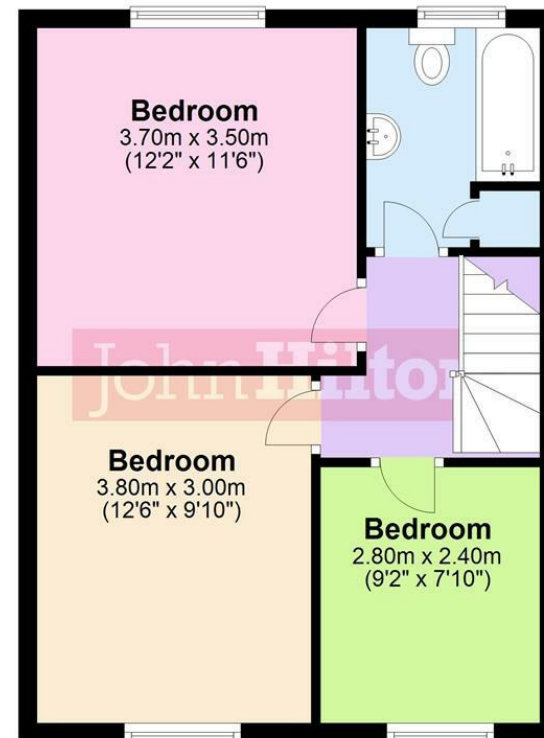
Ground Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 93.1 sq. metres (1002.3 sq. feet)

Total Area Approx sq ft



64 Coombe Road, Brighton, BN2 4EE

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

PCM £2,100 PCM

64 Coombe Road, Brighton, BN2 4EE

- Coombe Road – 4 double bedroom furnished student house
- Video Tour Available on Request
- Available 16th August 2021
- 12-month tenancy
- Rent £120.66 per person per week
- Lower Security Deposit at £2100
- Large Kitchen Area with small outhouse
- Separate Lounge
- Newly Refurbished Bathroom
- Gardening included in the rent
- On-street parking - Zone U
- Excellent location for students

* 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			81
(69-80) C		65	
(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	