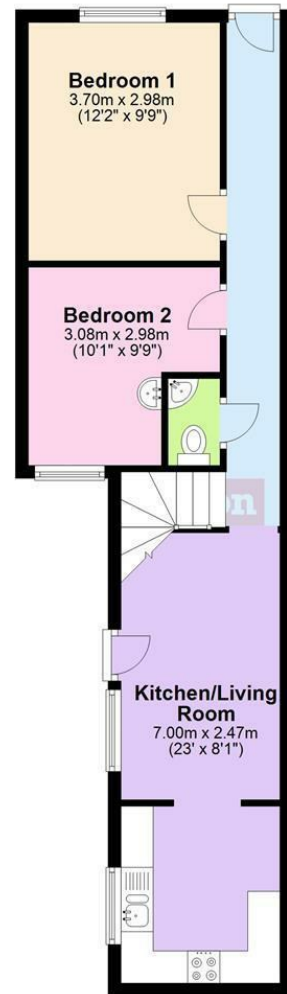


**Ground Floor**  
Approx. 46.7 sq. metres (502.7 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 85.4 sq. metres (919.6 sq. feet)



Total Area Approx sq ft

50 Hollingdean Road, Brighton, BN2 4AA

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

**PCM £2,708 PCM**



# 50 Hollingdean Road, Brighton, BN2 4AA

- \* 5 double bedroom student house
- \* £125 pppw
- \* All recently renovated
- \* Newly painted & new flooring
- \* Neutral decor
- \* Good size communal area with kitchen and living room
- \* Shower room and further WC
- \* Excellent location
- \* Situated just off the Lewes Road
- \* Available 27 July 2021
- \* Furnished
- \* 12 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			
(81-91) B			84
(69-80) C		62	
(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	