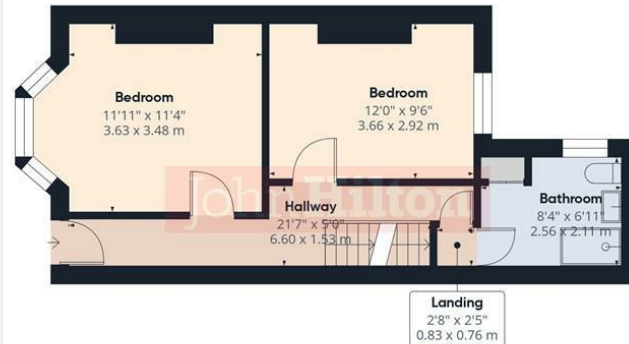


Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1104 ft²
102.6 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx 1216.33 sq ft

13 Caledonian Road, Brighton, BN2 3HX

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

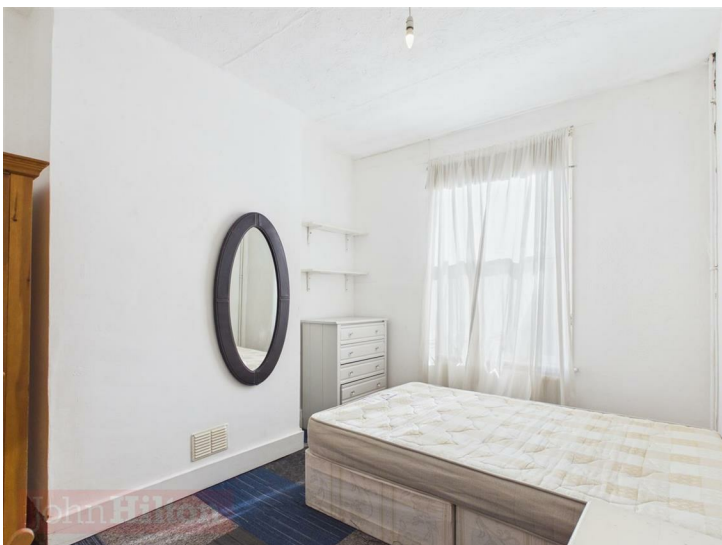
PCM £2,690 PCM



13 Caledonian Road, Brighton, BN2

3HX

- 3 double-bedroom STUDENT PROPERTY (students only)
 - £538.00 per person per week / £124.15 per person per month
 - Available now
 - Modern neutral décor, large property over three floors
 - Furnished
 - Separate living room with kitchen just off, leading to the garden
 - Two shower rooms
 - Low maintenance patio garden
 - Popular location, just off the Lewes Road
 - Council tax band D
- A holding deposit of £620.76 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go toward the first month's rent
- 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 per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly
- All tenants must be full-time students during the term of this tenancy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: **D**