



University of Brighton

ACCOMMODATION

Private Sector Accommodation

We are dedicated to making sure you find the right accommodation, getting the most out of your University experience. Whatever you are looking for, Brighton has it for you.

The University of Brighton has over 20,000 students in Brighton & Hove and Eastbourne many of whom live in the private sector.

Brighton and Eastbourne offer a range of options for students renting privately. Students are eligible for discounted public transport between Brighton, Chichester, Worthing and Eastbourne.



You can contact us via email or phone:

Phone: 01273 644100

Email: accommodation@brighton.ac.uk

Website: www.brighton.ac.uk/accommodation

Housing Advice Team: brighton.ac.uk/about-us/contact-us/community-liaison-team



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We Are Here To Support You

Our accommodation team are here to provide guidance and advice as you look for private accommodation in the city.

You can contact the Accommodation Service for further advice, and we also have a dedicated Community Liaison Team who will, as part of our service, seek to resolve issues involving students within the community.



Download our House Hunting Guide for more in-depth information on helping you secure a home in the private sector:

brighton.ac.uk/brighton-students/your-student-life/my-accommodation/house-hunting.aspx



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Facebook Page

One of the most useful places to meet potential housemates is via the university-run house hunting groups on Facebook.

We can give you access to our Facebook groups so you can meet other students who are looking to share or have a room to offer in a rented house.

You will need to provide us with your 8-digit student number to be granted access to the groups.



Brighton

www.facebook.com/groups/UoB.Housemates

Eastbourne

www.facebook.com/groups/UoB.EastbourneHousemates

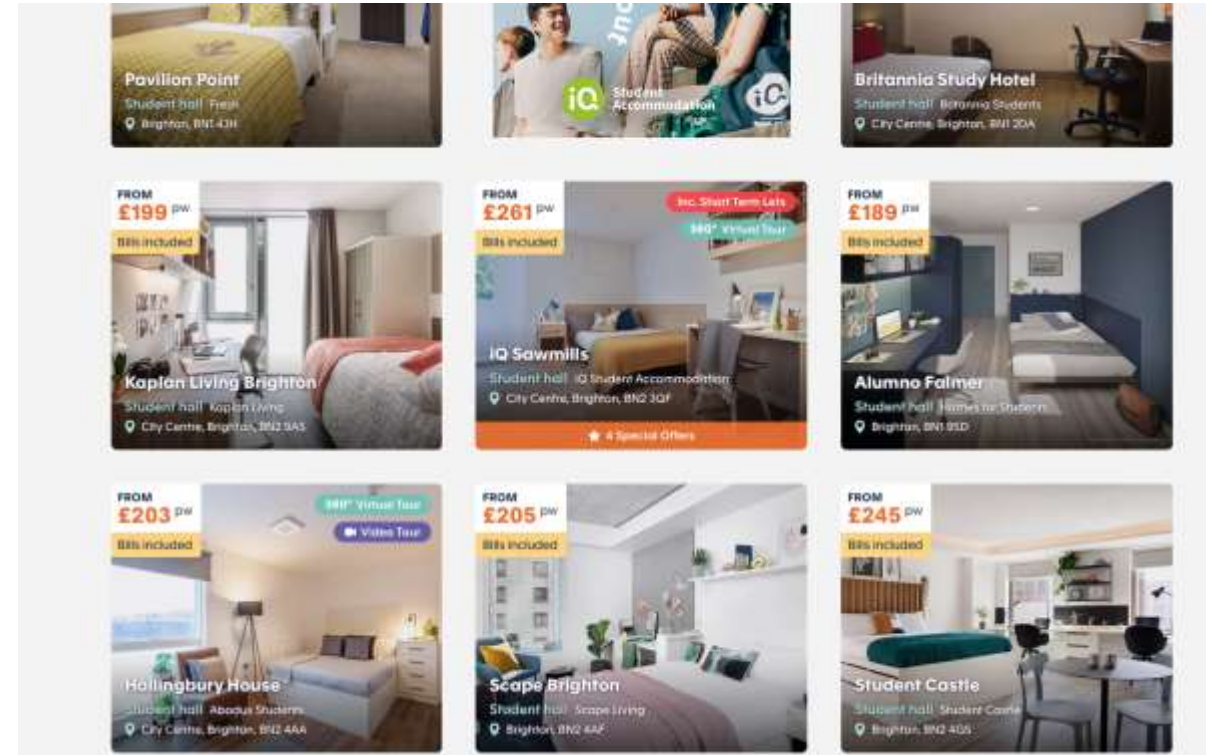
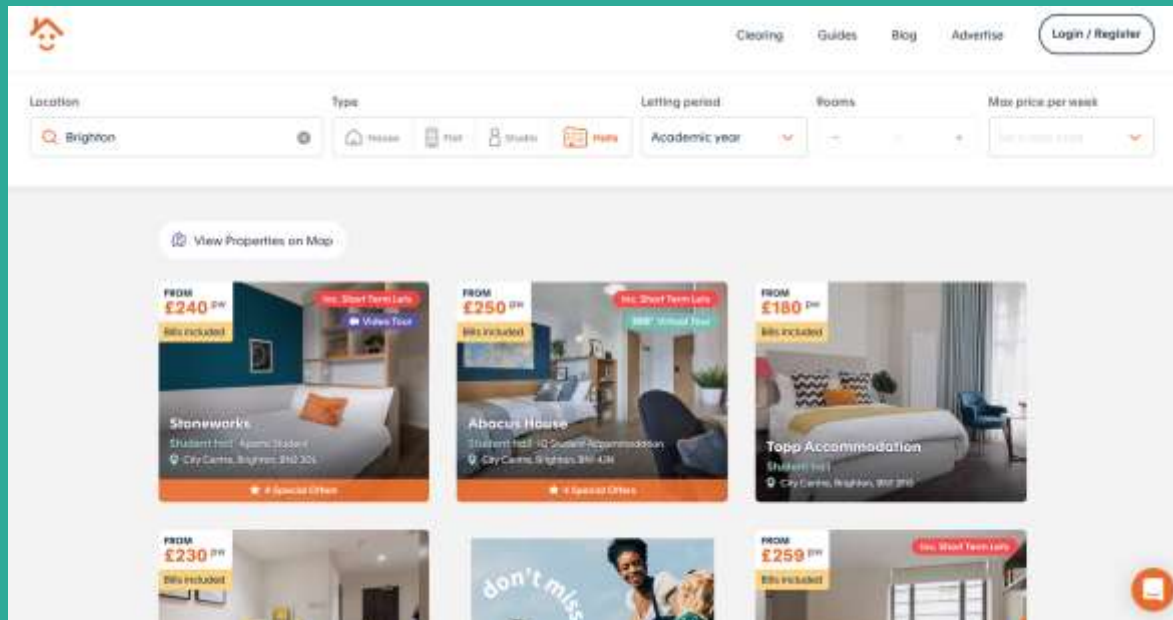


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Private Halls

There are many privately-owned and managed residential halls throughout the city. These accommodations are purpose-built for students.

Please note that these companies are not affiliated with the university, so please take care to do your own independent research before enquiring.



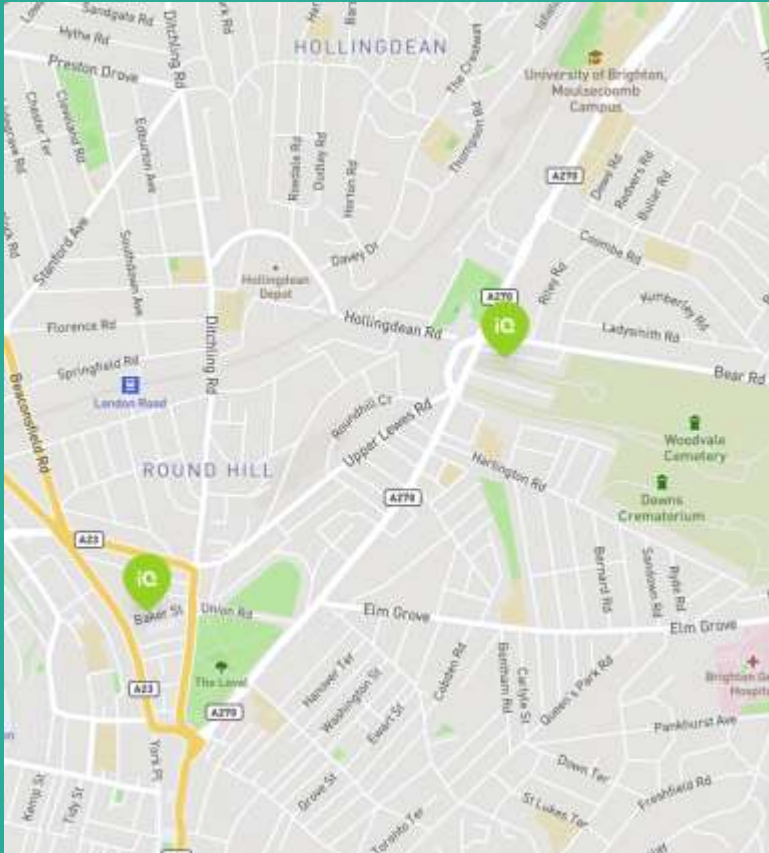
Search purpose-built accommodation in Brighton and Hove here: <https://www.accommodationforstudents.com/search-results?location=Brighton&area=&beds=1&searchType=hall&lettingPeriod=academicYear&price=undefined&limit=99>



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IQ Student Properties

- Two properties near Moulsecoomb & City Campus: Abacus House & Sawmills
- Many rooms in varying sizes still available.
- Cashback incentives for students who book a room.



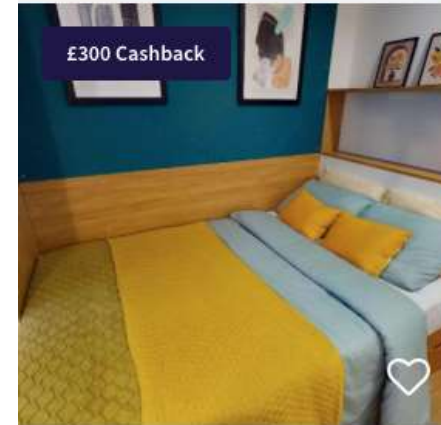
Brighton,
Abacus House

Bronze En Suite

From £233pw

Available

- Private room
- Small double bed
- TV in shared space
- Shower



Brighton,
Abacus House

Silver En Suite

From £253pw

Limited availability

- Private room
- Small double bed
- TV in shared space
- Shower

Website: www.igstudentaccommodation.com

Email: abacushouse@igstudent.com

sawmills@igstudent.com

Address: Abacus House 6-11 Baker Street, Brighton, BN1 4JN, United Kingdom

Sawmills 2-4 Newmarket Road, Brighton, BN2 3QF, United Kingdom



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Other Private Halls In Brighton

Hollingbury House (Abodus Student Living)

Email: hollingburyhouse@abodusstudents.com

Website: www.abodusstudents.com/brighton

Address: 54 Hollingdean Road, City Centre, Brighton, BN2 4AA

Pavilion Point (Fresh Student Living)

- Studio rooms also available from the 24th on a 51-week contract

Email: pavilionpoint@thisisfresh.com

Website: www.freshstudentliving.co.uk

Address: 118-132 London Road, Brighton, BN1 4JH



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Lodging

Lodging is a type of accommodation where you rent a room in someone's home, sometimes also known as homestay. This means that the owner will live in the same residence, and the owner may be called a 'resident landlord' or a 'host'.

Resident landlords may advertise on our Studenthomes database, as well as through external sites such as Homestay.com and Spareroom.

Please note, these websites have no relationship to the university, so please take care and seek advice if you need to.



Homestay.com: <https://www.homestay.com>

Homestay In: <http://www.homestayin.com>

Spare Room: <http://www.spareroom.co.uk>



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There are also other websites you can use to find private rented sector accommodation:

[gumtree.com/brighton](https://www.gumtree.com/brighton)

[rightmove.co.uk/student-accommodation](https://www.rightmove.co.uk/student-accommodation)

[accommodationforstudents.com](https://www.accommodationforstudents.com)

[friday-ad.co.uk](https://www.friday-ad.co.uk)

[easyroommate.com](https://www.easyroommate.com)

[spareroom.co.uk](https://www.spareroom.co.uk)

[latesthomes.co.uk](https://www.latesthomes.co.uk)

[brighton.craigslist.co.uk](https://www.brighton.craigslist.co.uk)

[zoopla.co.uk](https://www.zoopla.co.uk)

[flatmaterooms.co.uk/brighton](https://www.flatmaterooms.co.uk/brighton)

[flatmaterooms.co.uk/east-sussex](https://www.flatmaterooms.co.uk/east-sussex)

[sturents.com](https://www.sturents.com)

[openrent.co.uk](https://www.openrent.co.uk)

Please note, these websites have **no relationship to the university**, so please take care and seek advice if you need to. On no account should you part with money before seeing a property and make sure you read any tenancy agreement thoroughly before signing.

Many websites advertise properties via Letting Agents. It is always advisable to make sure the agency from which you are renting is reliable.



You can see reviews of letting agents on a few different websites such as:

<https://www.allagents.co.uk>

<https://www.marksofthenancy.com>



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Guarantors

Most agencies, private landlords, and sometimes even private halls will want you to provide a UK based guarantor for their reassurance against you defaulting on the rent.

If you do not have a suitable guarantor, reputable companies, such as Housing Hand and Your Guarantor can act as your guarantor for a fee.

If you are going to arrange for a company to be your guarantor, check with agencies/landlords if they will accept this *before* a viewing or asking for further details, so that you don't waste your time.

Some agencies and landlords may accept an advance payment of 6 months or payment in full, instead of a guarantor.



 yourguarantor

<https://www.housinghand.co.uk/>

<https://www.yourguarantor.com>



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Tips

- Never provide your personal ID or bank details over the internet. Only give this information to the landlord or agency once you've met them in person
- Always get a receipt when making a payment and avoid paying with cash
- Be aware of online scams such as the use of money transfer services like Western Union or MoneyGram. Money transfer services are not meant for any kind of transaction connected with someone you don't know.

It is always advisable to view a property before signing a tenancy. Many agencies are carrying out online viewings, or have pre-recorded videos of their available properties. If you know you can't attend a viewing, it is worth checking if agencies and landlords have these resources available to you.



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- Holding deposits legally must be refundable. Check whether your holding deposit will be refunded to you, or taken off of your first month's rent.
- Always get a receipt when handing over any money.
- Don't be afraid to ask lots of questions when viewing a property, that's what the agent/landlord is there for. Check out our property check-list in the House Hunting Guide.
- Not sure what something means? We have a jargon buster in our House Hunting Guide to help you! Make sure you understand your tenancy agreement.
- Your agent or landlord must provide you with an inventory upon moving into the property, this is a complete record of contents and repair. Report any inconsistencies with the inventory, or anything that was missed out, to your agent/landlord *by email* with photographic evidence as soon as possible.



If you are unsure of anything you come across, or have questions relating to private sector housing, please feel free to contact our **Housing Advice Team**



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FAQ

- **Average rent price for:**
 - • Studio = £246.25
 - • One bed = £264.62
 - • Two bed = £204.13
 - • Three bed = £178.99
 - • Four bed = £144.04
 - • Five bed plus = £129.94
- **Average accommodation information:**
 - • Average contract length: 52 weeks
 - • Guarantor required: Yes
 - • Average advance rent: 26 weeks
 - • Bills included: No (72%) / Yes (28%)
 - • Average price for bills: £50 a month
 - • Online viewing available: No – virtual viewing often optional
 - • Whole property or rooms: Whole
 - • Average deposit: 5 weeks
 - • Most online viewings on: OpenRent
 - • Most bills included on: StuRents

FAQ

- **Extra bills and fees:**
- • Tenants should not be charged any administration fees.
- • Anyone signing a tenancy agreement will only have to pay:
 - • Refundable holding fee (capped at no more than one week's rent)
 - • Refundable tenancy deposit (capped at no more than five weeks' rent)
 - • The first month's rent in advance.
 - • Fees can only be charged for changes to the tenancy agreement and capped at £50, or reasonable costs incurred if higher.
 - • Default fees for late payment of rent and replacement of lost keys/security devices need to be set out in the tenancy agreement.
 - • You would be responsible for sorting out your own broadband, electricity, gas, TV license and water
 - • You will need to pay a deposit and then first instalment of rent before you move in.
 - • As well as rent, you should budget for contents insurance, travel, a bills and food