

Accommodation Guide for Staff



Welcome to Sussex

This accommodation guide has been created to assist new members of staff searching for local private rented sector accommodation.

The guide will cover areas within Brighton & Hove and the surrounding towns and cities, and provide key information and considerations to assist in your search.

If you require any further assistance, Citizens Advice can give guidance with regards to finding somewhere to live, and handling any issues that may arise during your stay in accommodation.

We hope that this guide will be of benefit to you, and we wish you all the best with your private sector search.

AREAS TO SEARCH

Brighton & Hove

Brighton & Hove is a popular and thriving city on the south coast of England, with excellent transport links across the country. Below, we have highlighted some key areas that you may wish to consider for your search.

CLOSEST TO CAMPUS

LEWES ROAD

Lewes Road is very close to both the city centre and campus, being particularly popular with students due to its location and amenities.

📍 **3km to campus**

MOULSECOOMBE AND BEVENDEAN

Moulsecoomb and Beveandean are two estates situated in the suburbs of the city, near to Lewes Road.

📍 **3km to campus**

COLDEAN

Coldean village is a residential area popular with families and students. Situated near the Sussex and Brighton Falmer campuses, it is surrounded by fields and woodland.

📍 **2km to campus**

IN THE CITY

HOLLINGDEAN

Hollingdean is a semi-suburban area made up of rows of Victorian terraced houses.

📍 **7km to campus**

LONDON ROAD

London Road is home to numerous local amenities, including the famous Open Market, and is also within walking distance of Brighton's bohemian North Laine.

📍 **6km to campus**

HANOVER AND ELM GROVE

Hanover and Elm Grove are two of the quirkiest neighbourhoods in Brighton. The area is known for its bright and colourful houses and strong community spirit.

📍 **6km to campus**

PRESTON

Preston is a residential area within walking distance of Fiveways and Seven Dials. The area benefits from close proximity to the Brighton and Preston Park train stations.

📍 **6km to campus**

HOVE

Hove is situated to the West of Brighton, and is in close proximity to the seafront and city centre.

📍 **11km to campus**



AREAS TO SEARCH

Surrounding Areas

We recommend widening your search outside Brighton & Hove if you are having trouble finding suitable accommodation in the city. The following areas have good transport links to campus via trains, buses, and car. Click each location to view more information about the area.

EAST OF CAMPUS

PEACEHAVEN

Peacehaven is a small town located above the chalk cliffs of the South Downs.

📍 **11km to campus**

NEWHAVEN

Newhaven is a small port town with a train link to campus.

📍 **17km to campus**

LEWES

Lewes is a historic, picturesque, traditional English town. It is popular with tourists and mature students.

📍 **11km to campus**

SEAFORD

Seaford is a town on the south coast.

📍 **22km to campus**

EASTBOURNE

Eastbourne is a large town on the coast, popular with tourists and families.

📍 **32km to campus**

WEST OF CAMPUS

PORTSLADE

Portslade is close to Hove but offers cheaper rent prices.

📍 **12km to campus**

SHOREHAM

Shoreham is a small, traditional English seaside town with beautiful seaside views and a picturesque river.

📍 **17km to campus**

LANCING

Lancing is a large coastal village.

📍 **19km to campus**

WORTHING

Worthing is the next main town west of the city of Brighton & Hove.

📍 **25km to campus**

NORTH OF CAMPUS

HASSOCKS

Hassocks is a village with a mainline train station to both Brighton and London.

📍 **12km to campus**

BURGESS HILL

Burgess Hill is a small town north of the city of Brighton & Hove.

📍 **24km to campus**

HAYWARDS HEATH

Haywards Heath is the next main town north of Brighton & Hove.

📍 **28km to campus**

CRAWLEY

Crawley is a large town with easy access to Gatwick Airport.

📍 **35km to campus**



Key Considerations

TENANCY LENGTH

Tenancies can vary by length, and you'll need to consider how long you intend to remain in the property. The majority of private sector agreements will offer a fixed term of 6 to 12 months, after which the tenancy will continue on a weekly or monthly periodic tenancy.

During the fixed term, you will be liable for the full rent of that term. You may be able to find a replacement tenant to end this liability, although this will be at the discretion of your landlord.

Sometimes, a tenancy agreement will include a break clause enabling the early termination of the fixed term. Check your contract for clauses covering early terminations.

During a periodic tenancy you'll be able to end your tenancy at any time, and will only remain liable until the end of your notice period.

CHILDREN

Parents living with children will need to consider access to education and healthcare services.

Further information can be found on your local council's webpages.

The Co-Operative Childcare operate an on-campus nursery for children aged from three months to five years. You can view more information about this service at **www.sussex.ac.uk/childcare/**

PARKING

Check with the agent or landlord if there are any parking restrictions in place.

Within Brighton & Hove, street parking is regulated by Brighton & Hove City Council. You may need to apply for a parking permit if you live in a controlled zone.

PETS

It can be incredibly difficult to find pet-friendly properties in Brighton & Hove, and you may need to look further afield to surrounding areas.

Apartment buildings will usually prohibit pets within the policies of the freehold.

Landlords can no longer accept an increased deposit for pets, which has limited the supply of pet-friendly properties. Instead, landlords will sometimes charge an increased monthly rent to allow for pets.

We recommend contacting a number of agents within the area to enquire about pet-friendly properties, and asking to be notified if a property becomes available.

OpenRent and SpareRoom listings are usually posted by individual landlords rather than letting agents, who can sometimes be more accommodating towards pets.

Exercise additional caution when using SpareRoom, as listings are less regulated compared to sites such as Rightmove.

FIND OUT MORE

Tenancy Advice

https://england.shelter.org.uk/housing_advice/

Brighton & Hove City Council

www.brighton-hove.gov.uk

OpenRent and SpareRoom

www.spareroom.co.uk

www.openrent.co.uk

Finding a Property

PROPERTY LISTINGS

The majority of rental properties are listed online through sites such as Rightmove and Zoopla.

These sites will let you search for properties by area across a range of budgets and sizes.

Typically, properties on these websites will be listed by a letting agent, who can be contacted using the details on the listing. It is usually preferable to call agents to arrange a viewing rather than sending an email, as this ensures that you receive an immediate response.

You may also wish to contact a number of local agents in the area, requesting to be notified if a property becomes available that fits your criteria.

Individual landlords can be found through sites including SpareRoom and OpenRent.

GENERAL TIPS

We recommend following these tips to help protect yourself when finding a property:

- Always view more than one property.
- Do not pay to view a property, and do not pay any more money than what has been agreed to.
- Your landlord should be able to provide you with relevant safety certificates.
- Request a copy of the tenancy agreement to review before signing it.
- Double-check any bank details provided with the landlord prior to making a transfer.
- Check the Land Registry to ensure that the home ownership details match the details you have been provided.
- Ensure that the landlord has protected your security deposit in a government-backed scheme.
- When moving into the property, carefully check the inventory and take plenty of photos, amending the inventory where required.

BUDGETING

Unless the property is rented inclusive of bills, you will likely need to arrange your own utilities including gas, electricity, water, and internet. Check your tenancy agreement for any clauses regarding utilities.

Most residents are required to pay council tax. The amount of council tax you will need to pay is dependent upon the value of the property, although you may be eligible for a discount depending on your circumstances.

Ask the landlord or letting agent about which council tax band applies to the property, and check your local council's website to see if you are eligible for a discount.

When renting a property, the landlord will usually perform reference checks to ensure that you have enough income to cover the rent and living expenses.

If you don't meet the income criteria, you may be asked to provide a UK guarantor based on income or home ownership. If you do not have access to a suitable guarantor, you may be required to pay 6-12 months' rent in advance.

The University publishes guidance around living costs in the private sector, available at **www.sussex.ac.uk/study/fees-funding/living-costs**

FURTHER INFORMATION

Banned tenant fees

gov.uk/government/collections/tenant-fees-act

Renting advice

<https://england.shelter.org.uk/>

Property search engines

www.rightmove.co.uk

www.zoopla.co.uk

www.spareroom.co.uk

www.openrent.co.uk

Land Registry

gov.uk/government/organisations/land-registry

Short-term Stays



SHORT-TERM ACCOMMODATION

Most landlords will require you to view a property in-person prior to signing a tenancy agreement, and you may need to secure short-term accommodation in the interim.

Brighton & Hove and the surrounding areas have plenty of short-term accommodation to offer through hotels, holiday apartments, hostels, and lodging agreements. The cheapest option will usually be to rent a short-term lodgings room.

The University offers discounted rates at a number of hotels for members of the Sussex community, available through www.sussex.ac.uk/about/directions/wheretostay

You may also wish to check sites such as Airbnb, Vrbo, Booking.com, SpareRoom, and HomeToGoUK.

If staying for an extended period, you may be able to negotiate a cheaper rate than listed in the advertisement.

When considering short-term lets, keep in mind that Brighton & Hove is a popular holiday destination, and as such can be considerably more expensive in peak season.

UNIVERSITY ACCOMMODATION

Over the Summer vacancy period, the University are sometimes able to offer short-term on-campus accommodation to members of staff and the public.

As these spaces are hired by Summer schools and conferences, please note that rooms may not always be available to staff. You can view more information at www.sussex.ac.uk/study/accommodation/holiday

FURTHER INFORMATION

Find short-term accommodation

www.airbnb.co.uk

www.vrbo.co.uk

www.booking.com

www.spareroom.co.uk

www.hometogo.co.uk

FIND ADDITIONAL ADVICE AT:

<https://england.shelter.org.uk>
www.citizensadvice.org.uk

TRAVEL SERVICES:

www.nationalrail.co.uk
www.buses.co.uk

LOCAL COUNCIL INFORMATION:

www.brighton-hove.gov.uk
www.eastsussex.gov.uk
www.westsussex.gov.uk