



# IQ Abacus House



## Enjoy Brighton in the centre of the city.

### Comfort, convenience and community: Experience modern student living with EC

Just a short walk from the city centre, Abacus House offers stylish and comfortable student accommodation in the heart of Brighton. With supermarkets, shops, and cafes nearby, and easy access to the beach and EC Brighton, you'll have everything you need within easy reach.

### Your neighbourhood

Abacus House is a 20-minute walk from the city centre or a 8-minute journey using public transport. Abacus House is located 18 minutes from EC Brighton and the seafront and only a 10-minute walk to the North Laines. There are supermarkets, a gym and shops on the same road as Abacus House.

### Your Accommodation

#### Room Options

Abacus House, consists of a number of mixed gender self-contained flats. Each self-contained flat provides en-suite three, four or five bedroom apartments.

No cleaning of rooms provided during your stay. A cleaning service is available for £35 (with bed linen change). Please book and pay at school.

Utility bills are included.

#### Common Areas

Each self-contained flat includes a combined kitchen/ lounge. The kitchen/lounge is shared with other students.

#### Room type

Single room

#### Bathroom

En-suite (Shower)

#### Board status

Self-catering

#### Available

On demand

#### Arrival and departure

Saturday/Sunday



### Key Features

Heating

Fully equipped kitchen

communal lounge and Dining Area

24-hour reception

Laundry FACILITIES

GYM

Games Room

CCTV

WIFI



Fully equipped kitchens have an electric cooker, refrigerator, freezer, and microwave. Kitchen essentials are provided, including pots, pans, cooktop, kettle, and cooking utensils.

Kitchens and corridors areas are cleaned weekly.

Students have full free access to the gym at IQ Brighton, 7 The Furlong, Brighton BN2 4FR (10 mins by bus or 27 min walk). Access is provided by logging at the residence Reception.

The residence also has a terrace and bike storage.

### Room Furnishings

All rooms are finished to a high standard with small double beds, deluxe en-suite shower rooms, and well-thought-out study space. Your room also includes a 20Mb broadband connection at no extra charge.

Bed linen is included; towels are not; please bring your own towel.

### Laundry

Card-operated laundry system. Washing cycle costs £3.40, Drying cycle costs: £1.90. Payment for the machines is taken via the app 'Appwash' (details can be found on the wall of the laundry room).

### House Rules

- Students must be 18+ to choose these residence.
- The residence accommodates both male and female students.
- Each guest is given a key which opens the front door of their accommodation block, the entrance to their flat and their own bedroom. Each key is individual and cannot be used to open other blocks or flats.
- Payment for damages must be effected immediately.
- All students must be aware that a member of site staff can ask for their name, what school they are from and to see their ID at anytime while on site.
- Smoking is not permitted.
- No parties are allowed on site - any guest of a residential student must be signed in at reception (at any time of the day) and must leave site by 23:00 at the latest
- While we promote and support diversity, we cannot guarantee language mix. However, we always encourage students to use English to communicate, be respectful and inclusive of others.
- EC provides a clean living space for all students and expects a basic level of respect from all students. For example, if something is dropped, pick it up; do not leave clothes and belongings on the floor; place rubbish and leftovers in a garbage bag.
- The EC Accommodation Team will carry out regular checks on rooms and kitchens each month in order to ensure the spaces are being kept in an acceptable manner. 48 hours' notice will be provided before conducting checks and cleaning fees of £35 will be charged to individual rooms (to include a linen change), £10.00 per student for shared kitchens that are not up to standard.
- Students are required to follow [EC Student Code of Conduct](#), failure to do so can result in termination of the accommodation.

For more accommodation terms and conditions please refer to [EC accommodation policy](#).

## Arrival and Departure

**Arrival day:** Saturday/Sunday

**Check-in:** after 3 pm

Luggage drop-off service not available.

**Departure day:** Saturday

**Check-out:** 10 am

Late check out is not possible.

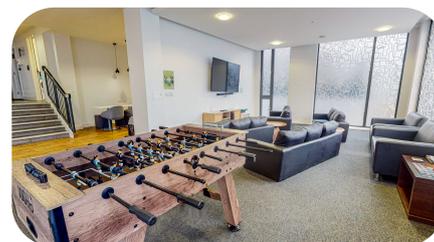
## Address

Abacus House, 06-11 Baker Street,  
Brighton, BN1 4JN

**Emergency number:** [+44 078 310 00693](tel:+4420783100693)

## Journey to school

The distance to school is 20 minutes on foot or 8 minutes by bus.



## **Cancellations**

### **Cancellation prior to arrival**

Students cancelling or postponing 14 days or less prior to their accommodation dates will be charged a two-week accommodation fee at the rate quoted in the price list for the accommodation booked and the accommodation placement fee.

### **Cancellation after arrival**

Students leaving their accommodation must give notice in writing 4 weeks prior to termination. If the 4-week notice period is not provided a cancellation fee equal to 4 weeks of the accommodation cost will apply. After deducting the price of accommodation used at the rate quoted in the price list, including the required notice period charged at the same rate, students will be refunded the remaining accommodation costs.

[Terms & Conditions](#)

