



A RECENTLY REDECORATED one bedroom flat in a CONVERTED PERIOD BUILDING in this HIGHLY SOUGHT AFTER STREET off HOVE SEAFRONT. The accommodation comprises entrance hall, WEST ASPECT OPEN PLAN LOUNGE/KITCHEN, KITCHEN WITH APPLIANCES, BATHROOM, GCH, EPC D.

- VIEWING RECOMMENDED
- ONE BEDROOM FLAT
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER LOCATION
- OFF HOVE SEAFRONT
- WEST ASPECT OPEN PLAN LOUNGE/KITCHEN
- MODERN FITTED KITCHEN WITH APPLIANCES
- BATHROOM
- RECENTLY REDECORATED





## SECOND FLOOR

### ENTRANCE LOBBY

Ceiling spotlights, cupboard housing electric RCD unit.

### ENTRANCE HALL

Split level, video entry phone system, ceiling spotlights, sash window, radiator.

### OPEN PLAN LOUNGE/KITCHEN

Two West aspect sash windows, ceiling coving, picture rail, cupboard housing boiler, laminated wooden flooring, radiator.

### KITCHEN AREA

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, worktop with coloured glass splashback, one and a quarter bowl single drainer sink unit with mixer tap, electric oven, electric hob with stainless steel extractor hood over, washing machine, dishwasher, fridge/freezer, ceiling spotlights.

### BATHROOM

Fitted with white suite comprising wood panelled bath with wall mounted shower over and screen to side, pedestal wash hand basin with fitted mirror over, low level close coupled WC, part tiled walls, tiled floor, chrome ladder style heated towel rail extractor fan.

### BEDROOM

West aspect sash window, ceiling coving, picture rail, fitted wardrobe with sliding doors, radiator.

### COUNCIL TAX BAND A - £1,719.63

### ADDITIONAL INFORMATION

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

#### Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check or provide materially significant false or misleading information. The holding deposit will be offset against the first months rent.

#### Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

#### Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

#### Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

#### Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

#### Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

#### Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

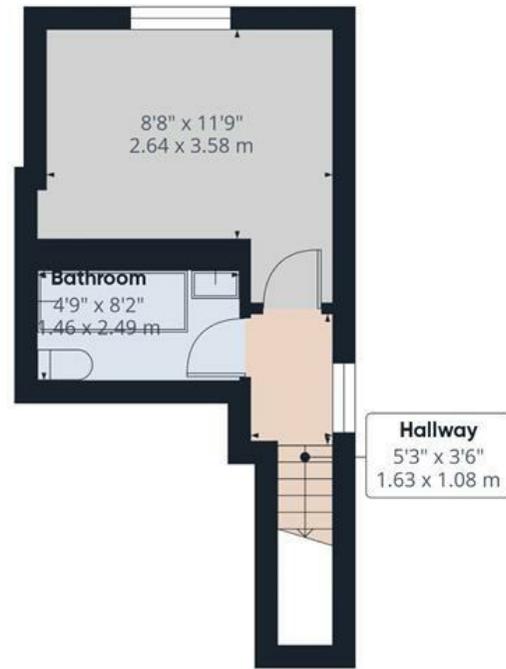
#### Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

If you have any questions on our fees, please ask a member of staff.

Our Client Money Protection (CMP) scheme is with Client Money Protect and we are members of The Property Ombudsman.





Ground Floor

**Approximate total area<sup>(1)</sup>**

448 ft<sup>2</sup>

41.6 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>



Floor 1

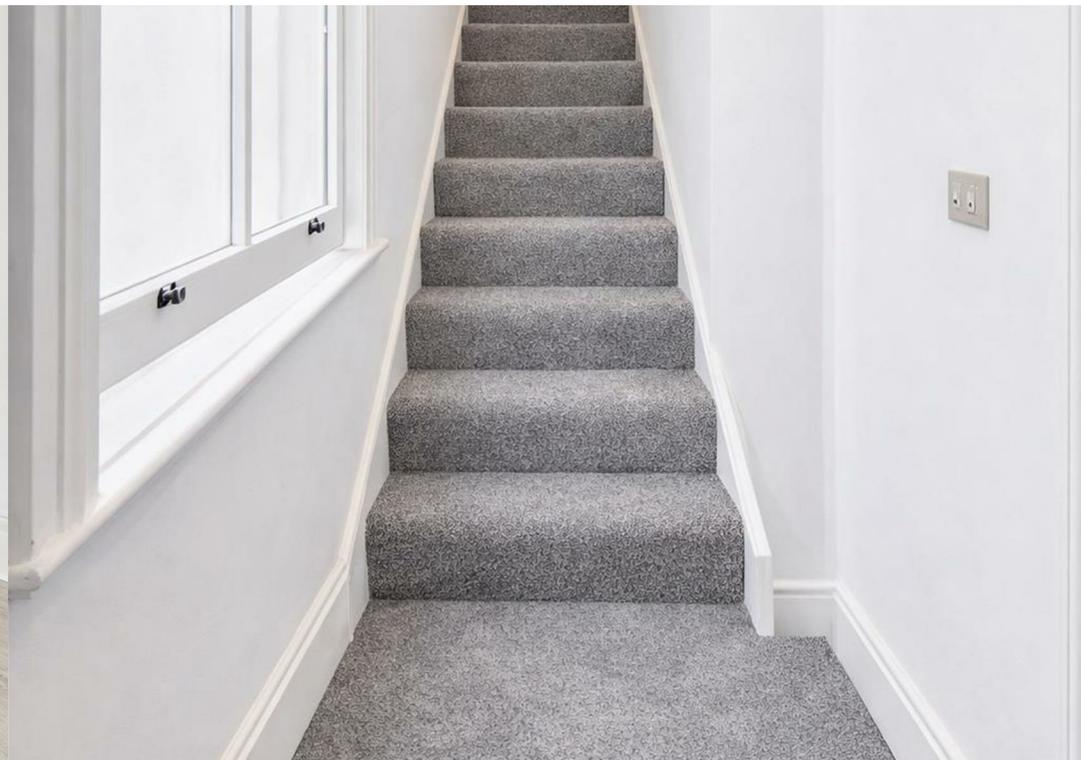
(1) Excluding balconies and terraces

**Reduced headroom**

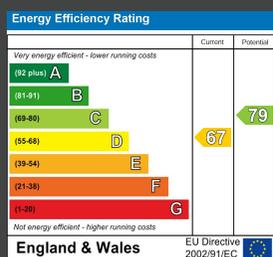
Below 5 ft/1.5 m

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

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: A**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

Tel: 01273 323000

Email: [sales@brices.co.uk](mailto:sales@brices.co.uk)

[www.brices.co.uk](http://www.brices.co.uk)

## DISCLAIMER

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