



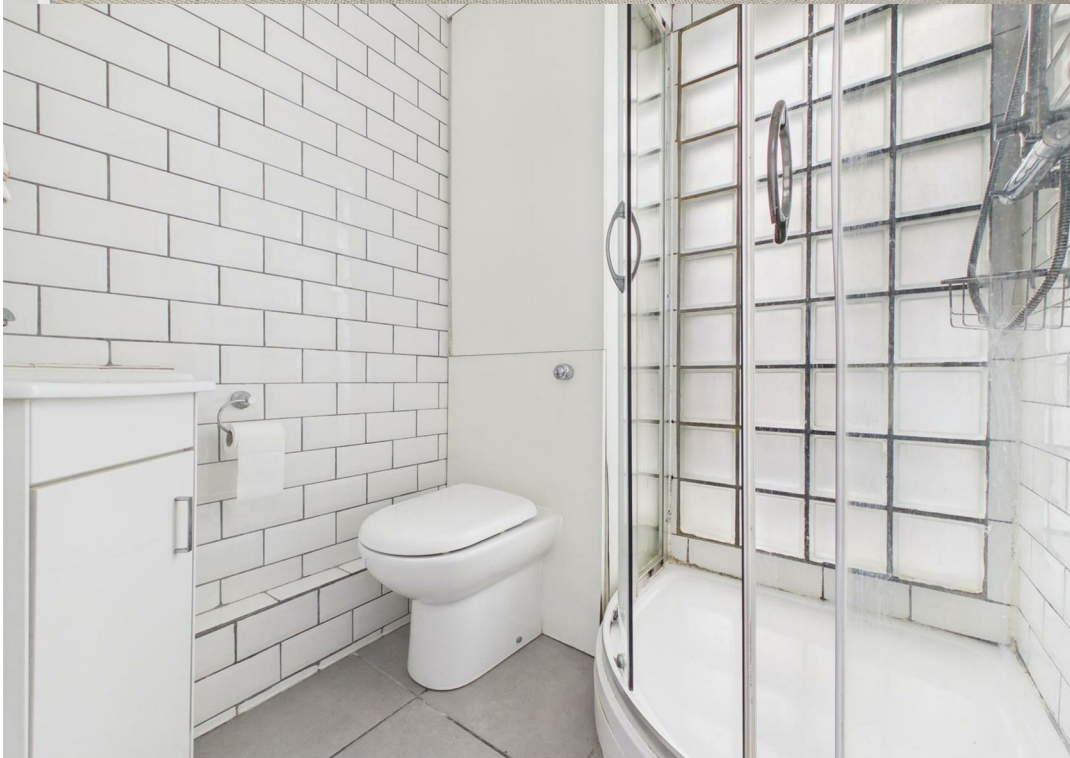
Located on Stanford Road off Seven Dials, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples or individuals seeking a serene living space. The flat features a spacious reception room, providing an inviting area for relaxation or entertaining guests.

The kitchen is thoughtfully designed with fitted appliances, ensuring both functionality and style. The property is situated in a vibrant neighbourhood, known for its lively atmosphere and close proximity to local amenities, including shops, cafes, and parks. Brighton's famous seafront and cultural attractions are just a short distance away, making this location highly desirable.

This flat presents an excellent opportunity for those looking to embrace the coastal lifestyle while enjoying the comforts of home. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this charming flat your own in one of Brighton's most sought-after areas.

- \*\*\* ALL VIEWING SLOTS NOW BOOKED \*\*\*
- CONVERTED PERIOD BUILDING
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- FITTED KITCHEN WITH APPLIANCES
- SHOWER ROOM
- PATIO/GARDEN
- OWN STREET ENTRANCE
- GAS CENTRAL HEATING SYSTEM
- AVAILABLE NOW





## LOWER GROUND FLOOR

### LOUNGE

Three sash windows to bay, feature fireplace with wooden mantle and tiled inset, ceiling spotlights, radiator.

### BEDROOM 1

Glass pane door to PATIO/GARDEN, recessed downlighting, fitted cupboards, further free standing cupboard and wooden drawer unit, radiator with decorative cover.

### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards, wooden worktops with tiled splashbacks, inset stainless steel sink unit with mixer tap, electric oven, electric hob with stainless steel extractor hood over, washer/dryer, dishwasher, fridge/freezer, recessed downlighting, exposed floorboards.

### LOBBY

Cupboard, recessed spotlight, tiled floor.

### SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle with fixed and flexible shower heads, wash hand basin with mixer tap and cupboard under, WC with concealed cistern, cupboard housing boiler, part tiled walls, tiled floor, glass brick window window.

### BEDROOM 2

Sash window, glass pane door to PATIO/GARDEN, recessed downlighting, free standing wardrobe, radiator with decorative cover.

## 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

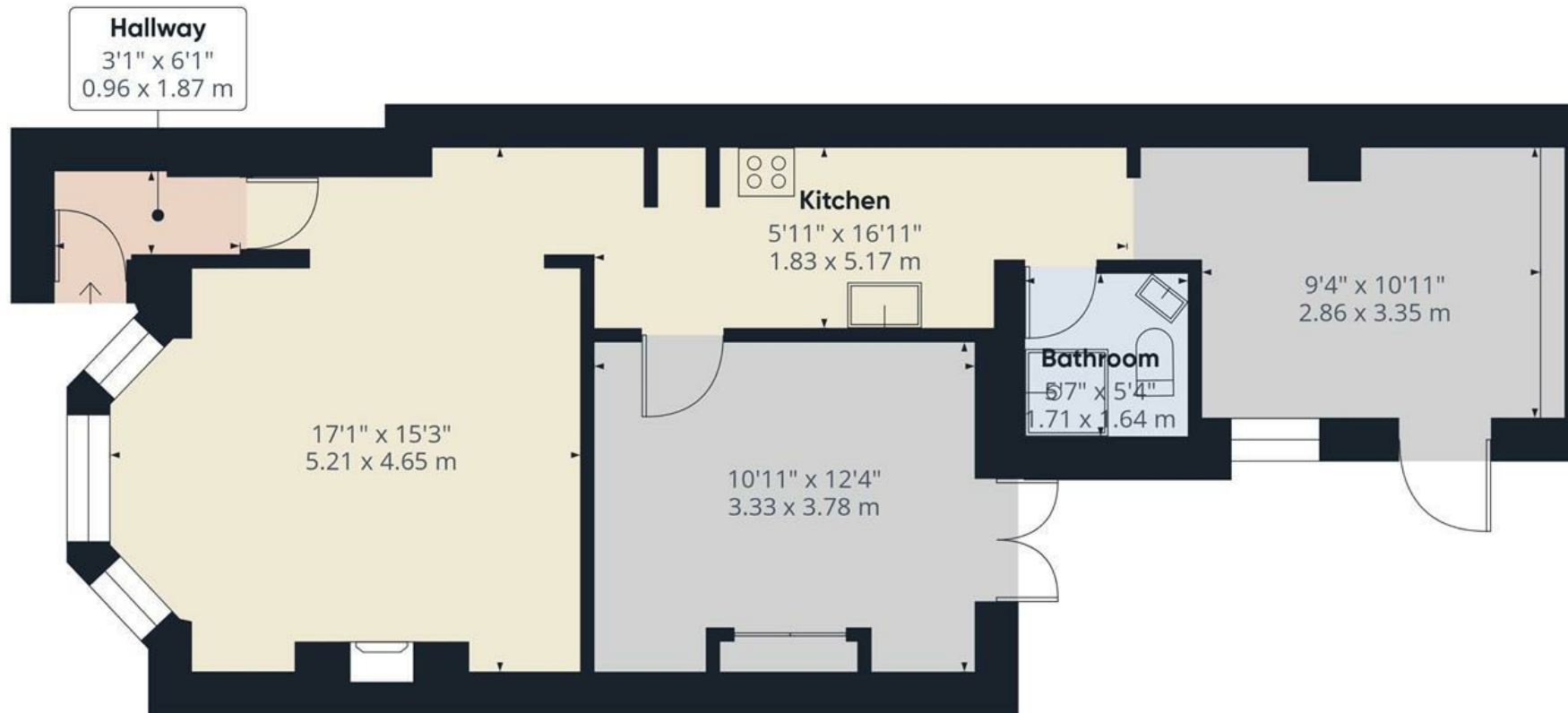
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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.



**Approximate total area<sup>m</sup>**

613 ft<sup>2</sup>  
57.1 m<sup>2</sup>

(1) Excluding balconies and terraces

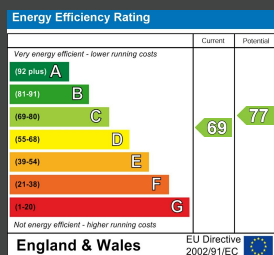
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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