





A BEAUTIFULLY PRESENTED three storey terraced house located on SOUGHT AFTER SHOREHAM BEACH. The accommodation comprises 26' LOUNGE/DINING ROOM, SEPARATE FITTED KITCHEN, THREE BEDROOMS, BATHROOM, EN SUITE, CLOAKROOM, SOUTH ASPECT REAR GARDEN, GARDEN ROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, EPC C.

- THREE BEDROOM THREE STOREY TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER SHOREHAM BEACH
- 26' LOUNGE/DINING ROOM
- SEPARATE FITTED KITCHEN
- BATHROOM + EN SUITE + CLOAKROOM
- SOUTH ASPECT GARDEN
- GARDEN ROOM/HOME OFFICE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING





## GROUND FLOOR

### ENTRANCE HALL

East aspect double glazed window, parquet flooring.

### CLOAKROOM

Fitted with white suite comprising WC with concealed cistern, wash hand basin with mixer tap and tiled splashback, frosted double glazed window.

### LOUNGE/DINING ROOM

Double aspect, double glazed windows to front, double glazed patio doors with double glazed windows to sides giving access to thr REAR GARDEN, understairs cupboard, parquet flooring, two radiators door to:

### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wood effect worktops, stainless steel one and a quarter bowl sink unit with mixer tap, electric oven, electric hob with stainless steel extractor hood over, washing machine, dishwasher, fridge/freezer, wall mounted boiler, South aspect double glazed window overlooking REAR GARDEN.

### FIRST FLOOR LANDING

Double glazed window, radiator, stairs rising to BEDROOM 1.

### BEDROOM 2

South aspect double glazed window, fitted wardrobe, further cupboard, radiator.

### BEDROOM 3

Double glazed window, fitted wardrobe, radiator.

### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap, wall mounted shower over, screen to side, WC with concealed cistern, pedestal wash hand basin, extractor fan, chrome ladder style heated towel rail, South aspect frosted double glazed window.

## SECOND FLOOR

### BEDROOM 1

Double aspect, South aspect double glazed window, two 'Velux' windows, eaves storage, radiator, sliding door to:

### EN SUITE SHOWER ROOM

Fitted white suite comprising tiled shower cubicle with fixed and flexible hose shower heads, skylight over, wash hand basin with mixer tap, low level WC, part tiled walls, extractor fan, ladder style heated towel rail, South aspect frosted double glazed window.

## EXTERNAL

### FRONT GARDEN

Laid to lawn with path to front door.

### REAR GARDEN

South aspect, 'Astro Turf' with borders to sides, GARDEN ROOM with sliding double glazed doors, power and lighting.

### COUNCIL TAX BAND C - £2,151.33

### 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

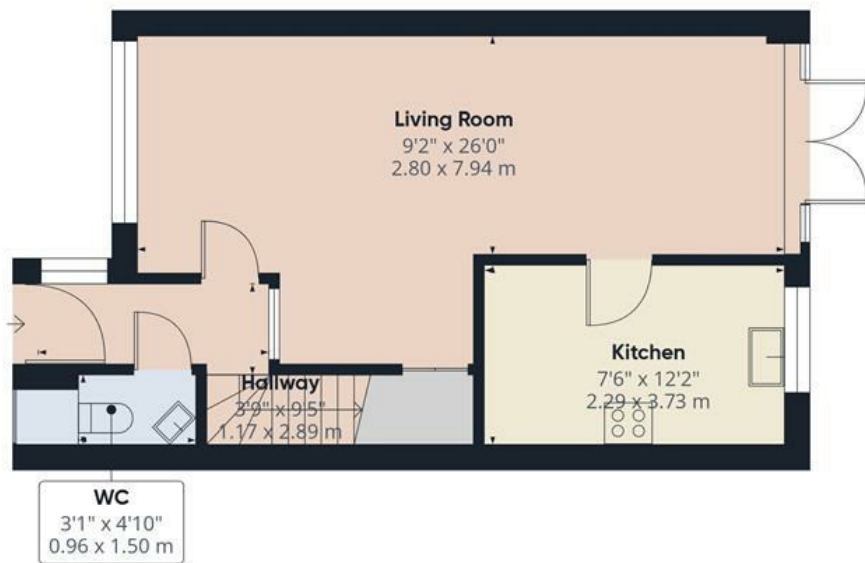
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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

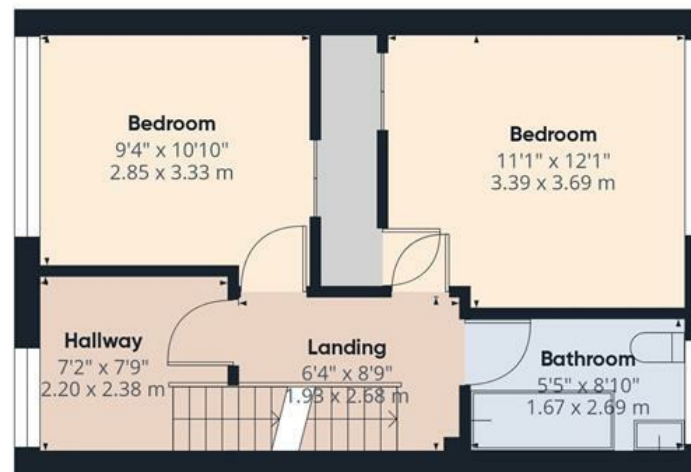
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If 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.



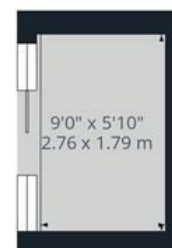
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1213 ft<sup>2</sup>

112.6 m<sup>2</sup>

**Reduced headroom**

52 ft<sup>2</sup>

4.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

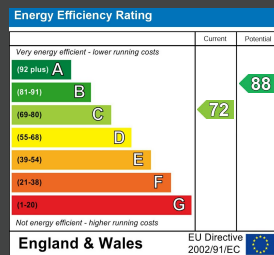
Below 5 ft/1.5 m

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)



## 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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