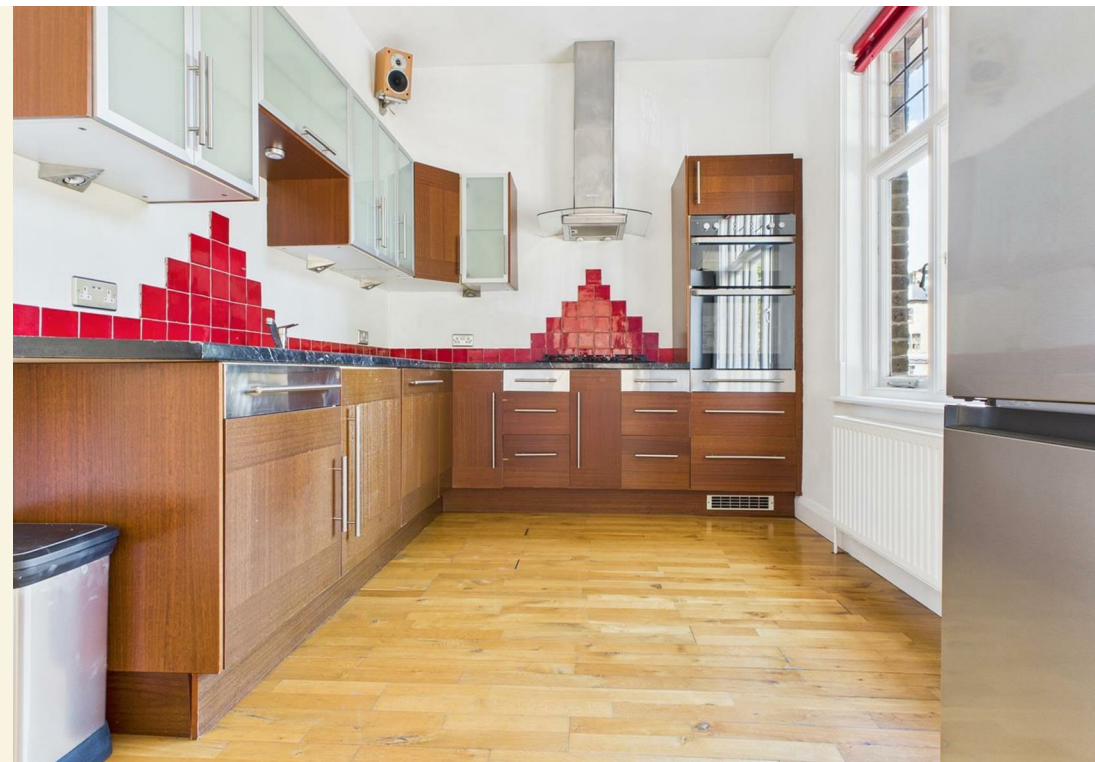




A GROUND AND FIRST FLOOR FOUR BEDROOM MAISONETTE located in this SOUGHT AFTER STREET off HOVE SEAFRONT. The accommodation comprises LOUNGE/DINING ROOM, FITTED KITCHEN/BREAKFAST ROOM, THREE DOUBLE BEDROOMS, BEDROOM 4/STUDY, BATHROOM, SHOWER ROOM, UTILITY ROOM, WC, ATTIC ROOM, CAR PARKING SPACE, GCH, EPC E.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- SOUGHT AFTER STREET
- OFF HOVE SEAFRONT
- LOUNGE/DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- 4 BEDROOMS - NO HMO LICENSE
- BATHROOM, SHOWER ROOM,
- CAR PARKING SPACE
- USEFUL ATTIC
- UTILITY ROOM/WC





GROUND FLOOR

ENTRANCE HALL

Understairs storage cupboards, painted floorboards, stairs to first floor, door to:

UTILITY ROOM

Stained glass leaded light windows, Belfast sink, plumbed space for washing machine and tumble dryer, door to:

SEPARATE WC

Stained glass leaded light windows, low level WC.

FIRST FLOOR

HALLWAY

Stained glass leaded light windows, video entry phone system.

LOUNGE/DINING ROOM

Feature bay window, wood flooring, open arch to:

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen, wood flooring.

BEDROOM 1

Large double bedroom, West aspect windows.

BEDROOM 2

Large double bedroom, West aspect windows.

BEDROOM 3

Double bedroom, West aspect windows.

BEDROOM 4/STUDY

Single bedroom, East aspect windows.

BATHROOM

Fitted with modern white suite.

SHOWER ROOM

Fitted with modern white suite.

SECOND FLOOR

ATTIC ROOM

Accessed via loft ladder, carpeted, Velux window, walk-in storage

EXTERNAL

CAR PARKING SPACE

Located to the front of the property.

ADDITIONAL CAR PARKING SPACE

Located to the rear of the building - £100 per month subject to availability

COUNCIL TAX BAND D - £2,455.79

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 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).



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1501 ft²

139.3 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

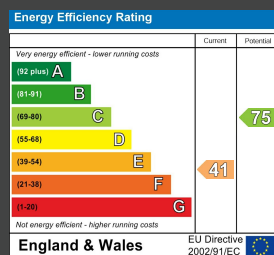
Below 5 ft/1.5 m

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: D

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

Email: sales@brices.co.uk

www.brices.co.uk

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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