



A SPACIOUS, 129 SQUARE METRE luxury WAREHOUSE STYLE FLAT situated in this ICONIC BUILDING by HOVE STATION. The accommodation comprises 24' x 18'6 max OPEN PLAN LOUNGE/KITCHEN, TWO BEDROOMS, EN SUITE, BATHROOM, BALCONY, COMMUNAL ROOF TERRACE, GCH, EPC C.

- STYLISH AND BEAUTIFULLY PRESENTED
- SPACIOUS 129 SQUARE METERS
- LOCATED NEXT TO HOVE STATION
- DOUBLE ASPECT LOUNGE/DINING ROOM
- KITCHEN WITH APPLIANCES
- TWO BEDROOMS
- EN SUITE AND BATHROOM
- WEST ASPECT BALCONY
- WOODEN FLOORING
- MUST VIEW PROPERTY





FIRST FLOOR

ENTRANCE HALL

Ceiling spotlights, fitted cupboards, wooden flooring, radiator.

LOUNGE/DINING ROOM

Two South aspect windows and three East aspect windows with secondary glazing, ceiling spotlights, part exposed brickwork, wooden flooring, two upright radiators.

KITCHEN AREA

Fitted kitchen with appliances to include electric oven, microwave oven, five ring gas hob with stainless steel extractor hood over, washing machine, fridge/freezer, dishwasher, part exposed brickwork, wooden flooring, two South aspect windows with secondary glazing.

BEDROOM 1

West aspect windows with secondary glazing, ceiling spotlights, dressing area with fitted wardrobes, further storage cupboard housing boiler, door to:

EN SUITE SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and fitted mirror over, low level WC with concealed cistern, ceiling spotlights, extractor fan, part tiled walls, tiled floor, chrome ladder style heated towel rail.

BEDROOM 2

West aspect double glazed door to BALCONY, wardrobe, ceiling spotlights, radiator.

BALCONY

West aspect, wooden decking.

BATHROOM

Fitted with white suite comprising panel bath with mixer tap and wall mounted shower over, wash hand basin with mixer tap and mirror over, low level WC with concealed cistern, ceiling spotlights, chrome ladder style heated towel rail, wooden flooring, West aspect frosted double glazed window.

EXTERNAL

COMMUNAL ROOF TERRACE

Accessed via communal staircase, 360 degree views.

COUNCIL TAX BAND E - £3,001.52

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)

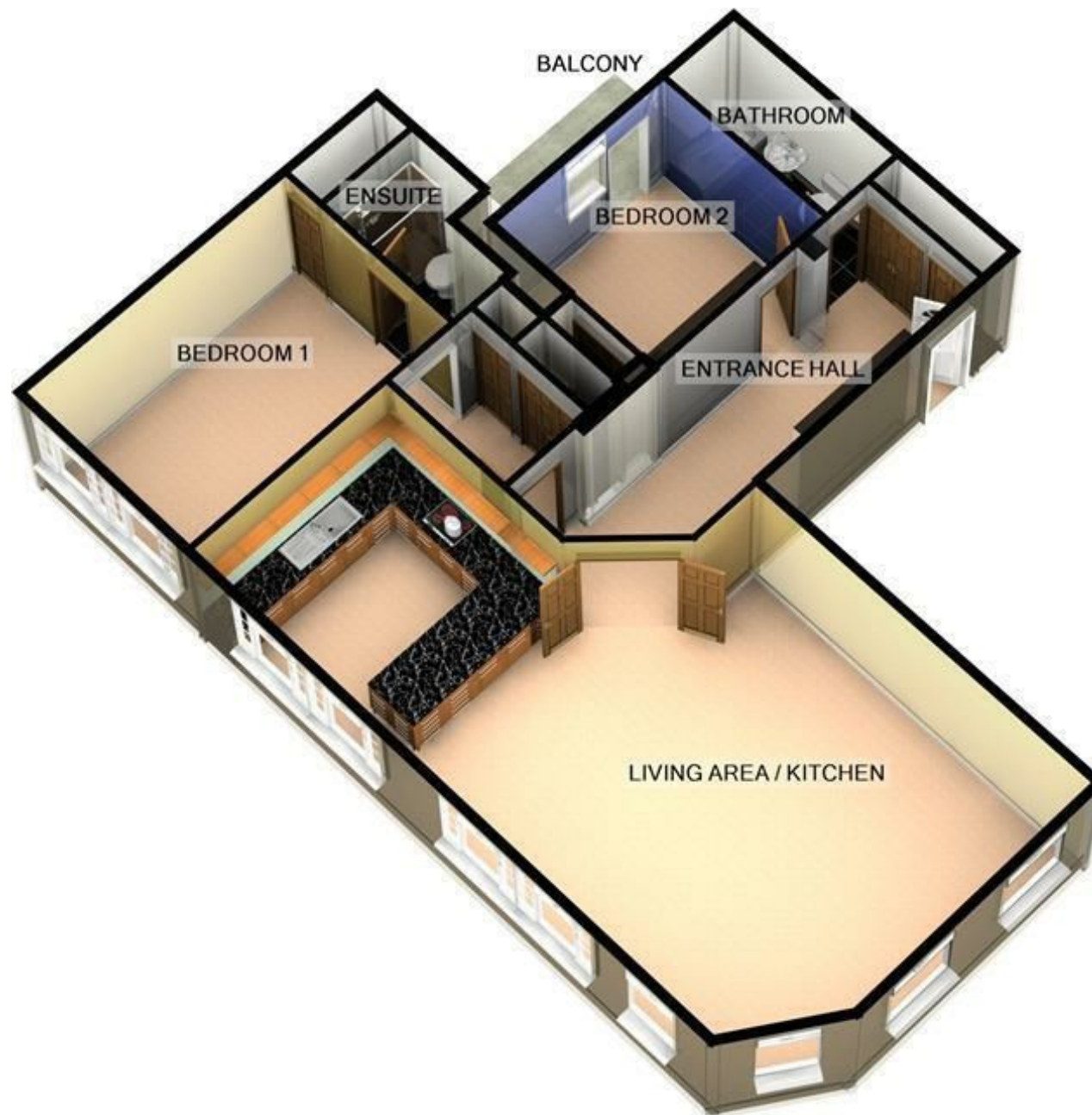
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

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)

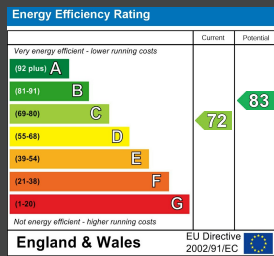
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the



TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 SQ.M.)
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ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: E
Maintenance: n/a
Lease Length: n/a
Ground Rent: n/a

Tel: 01273 323000
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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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