



A BEAUTIFUL AND STYLISHLY PRESENTED two bedroom flat in a CONVERTED GRADE I LISTED BUILDING on this ATTRACTIVE SEAFRONT SQUARE. The accommodation comprises SPACIOUS LOUNGE, DIRECT SEA VIEWS, FITTED KITCHEN, BATHROOM, STORE/UTILITY ROOM, FURNISHED, EPC C.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- BEAUTIFUL AND STYLISHLY PRESENTED
- FURNISHED
- CONVERTED GRADE I LISTED BUILDING
- ATTRACTIVE SEAFRONT SQUARE
- DIRECT SEAVIEWS
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- SEPARATE UTILITY ROOM/STORE







## SECOND FLOOR

### LOUNGE/DINING ROOM

Two South/East aspect windows with secondary glazing and views over Kemp Town Enclosures to the sea, ceiling coving and rose, feature fireplace with wooden mantle, cast iron inset and stone hearth, two radiators, multi pane glass doors to:

### ENTRANCE HALL

Ceiling coving, recessed downlighting, entry phone system, storage cupboard, radiator.

### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, screen to side, marble worktop with inset wash hand basin with mixer tap and cupboard under, low level WC with concealed cistern, recessed downlighting, tiled floor, chrome ladder style heated towel rail, frosted glass windows.

### KITCHEN

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboards and drawer units, granite effect worktops and splashbacks, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric oven, gas hob with coloured glass splashback and stainless steel extractor hood over, washing machine, fridge/freezer, recessed downlighting, laminated wooden, door to ENTRANCE HALL.

### BEDROOM 1

South/East aspect window with secondary glazing and views over Kemp Town Enclosures to the sea, ceiling coving, cupboard, radiator.

### BEDROOM 2

Sash window with secondary glazing, fitted wardrobe, radiator.

### EXTERNAL

### UTILITY ROOM

Tumble dryer, storage space for bikes etc, window to side.

### COUNCIL TAX BAND B - £1,910.06

### 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.

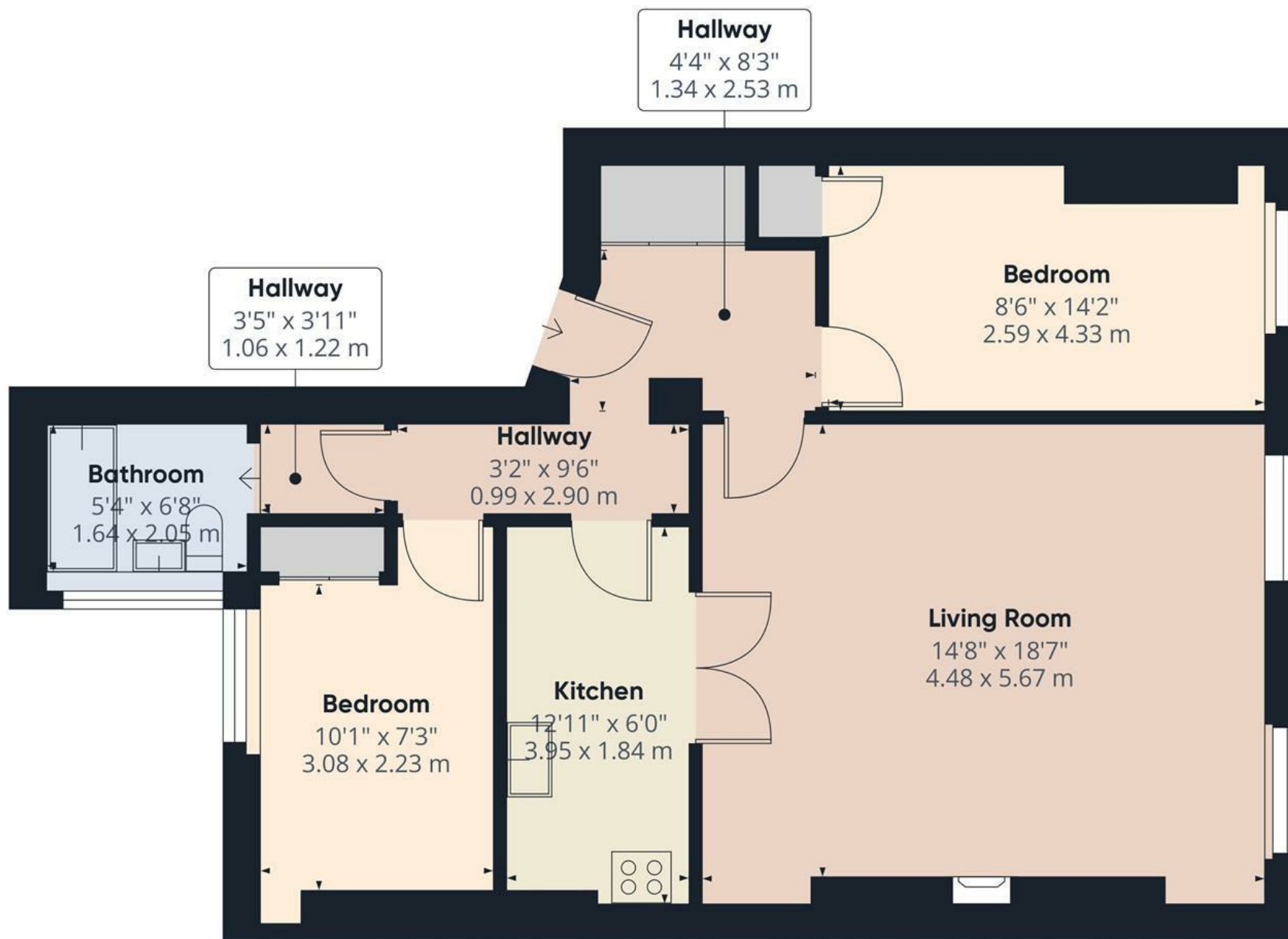
Unpaid Rent

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)



Approximate total area<sup>m</sup>  
706 ft<sup>2</sup>  
65.7 m<sup>2</sup>

(1) Excluding balconies and terraces

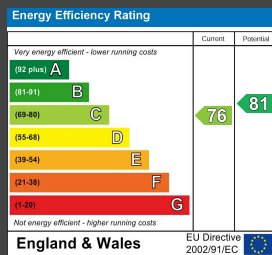
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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