





Nestled in the charming area of Hove, Lorna Road presents a delightful flat that is perfect for those seeking a comfortable and convenient living space. This well-appointed property features a welcoming reception room, ideal for relaxation or entertaining guests. With two bedrooms, there is ample room for rest and privacy, making it suitable for individuals or small families.

The flat also includes a well-designed bath/shower room, ensuring that all essential amenities are readily available. The layout of the property is both practical and inviting, providing a warm atmosphere that one can easily call home.

Hove is known for its vibrant community and proximity to the stunning coastline, offering a variety of local shops, cafes, and parks. Residents can enjoy leisurely strolls along the beach or partake in the lively cultural scene that the area has to offer.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- SPACIOUS AND STYLISHLY PRESENTED
- SOUTH ASPECT LOUNGE
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- BATH/SHOWER ROOM
- LAUNDRY ROOM
- SPACIOUS HALL WITH STORAGE
- DOUBLE GLAZED WINDOWS
- A MUST VIEW FLAT





**RAISED GROUND FLOOR**

**ENTRANCE HALL**

Spacious store room with frosted glass window housing boiler, further fitted cupboard with drawers, tiled floor.

**LOUNGE**

South aspect double glazed windows, ornate ceiling coving and rose, picture rail, high skirting, shelving to chimney recess, radiator.

**BEDROOM 1**

Double glazed windows, ornate ceiling coving and rose, fitted wardrobes to chimney recess's, high skirting, radiator.

**BEDROOM 2**

South aspect double glazed window, high skirting, radiator.

**INNER HALL**

Cupboard housing water cylinder, tiled floor.

**LAUNDRY ROOM**

Housing washing machine and tumble dryer, tiled floor.

**KITCHEN**

Modern fitted kitchen comprising eye level wall cupboards and base cupboard and drawer units, composite worktops with tiled surround, inset 'Belfast' sink with mixer tap, electric oven, electric hob with extractor fan over, dishwasher, fridge/freezer, tiled floor, double glazed window.

**BATH/SHOWER ROOM**

Fitted with white suite comprising tiled shower cubicle with fixed and flexible shower heads, roll edge claw foot bath with period style mixer tap and shower attachment, pedestal wash basin with period style mixer tap, low level close coupled WC, recessed downlighting, tiled walls, tiled floor, chrome ladder style heated towel rail, frosted double glazed window.

**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

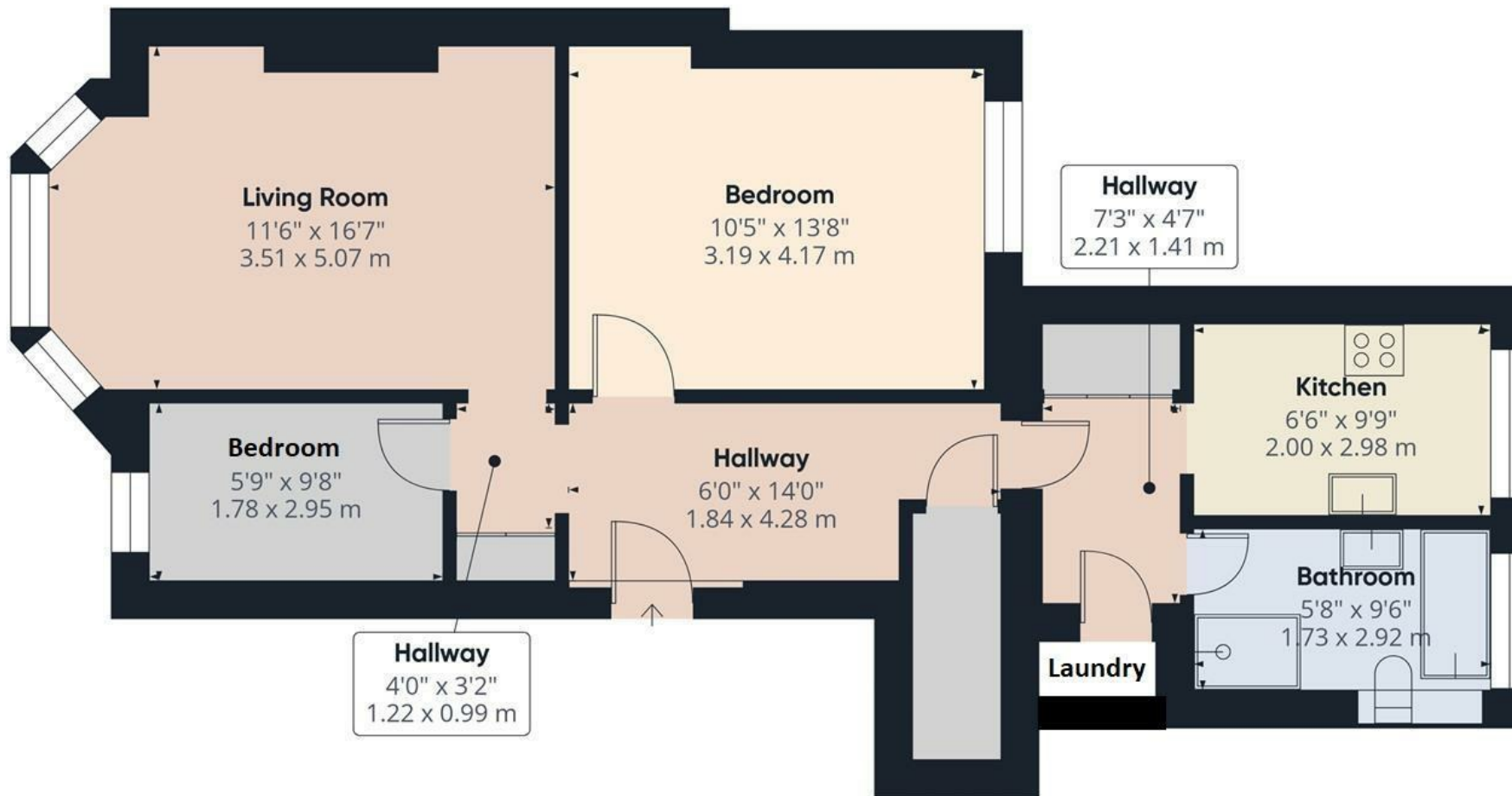
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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>

670 ft<sup>2</sup>

62.3 m<sup>2</sup>

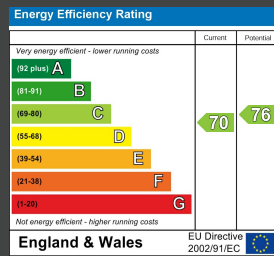
(1) Excluding balconies and terraces

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.

Tel: 01273 323000  
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