



Nestled in the vibrant area of Hove, this charming flat on Holland Road offers a delightful living space perfect for individuals seeking a comfortable home. Spanning an efficient 334 square feet, the property features a West aspect Studio that serves as an inviting area for relaxation and entertainment.

The flat includes a modern bathroom, designed with functionality in mind, ensuring convenience for daily routines. Its compact layout maximises the use of space, making it an ideal choice for those who appreciate a low-maintenance lifestyle.

Hove is renowned for its lively atmosphere, with an array of shops, cafes, and parks close by. The nearby seafront provides a picturesque backdrop for leisurely strolls and outdoor activities.

This property presents an excellent opportunity for anyone looking to embrace the coastal lifestyle while enjoying the comforts of a well-designed flat.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- RECENTLY REFURBISHED
- LOWER GROUND FLOOR (FRONT)
- CONVERTED PERIOD BUILDING
- WEST ASPECT STUDIO ROOM
- MODERN FITTED KITCHEN AREA
- SEPARATE BED AREA
- DOUBLE GLAZED WINDOW
- SINGLE OCCUPANCY ONLY
- AVAILABLE NOW





## LOWER GROUND FLOOR

### ENTRANCE HALL

Entry phone system, cupboard housing electric meter and RCD.

### BATHROOM

Fitted with white suite comprising panelled bath with centralised mixer tap, electric 'Mira' shower, screen to side, wash hand basin with mixer tap and cupboards under, mirror fronted medicine cabinet over, low level close coupled WC, ceiling spotlight, part tiled walls, wall mounted electric heater.

### KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboards, wooden worktop with tiled splashback, wooden breakfast bar, stainless steel single bowl single drainer with mixer tap, electric oven, electric hob with extractor fan over, washing machine, fridge,

### STUDIO ROOM

Three West aspect double glazed windows, wall mounted electric heater, wooden bi fold doors to:

### BED AREA

Carpeted.

### COUNCIL TAX BAND A - £1,719.63

### 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)

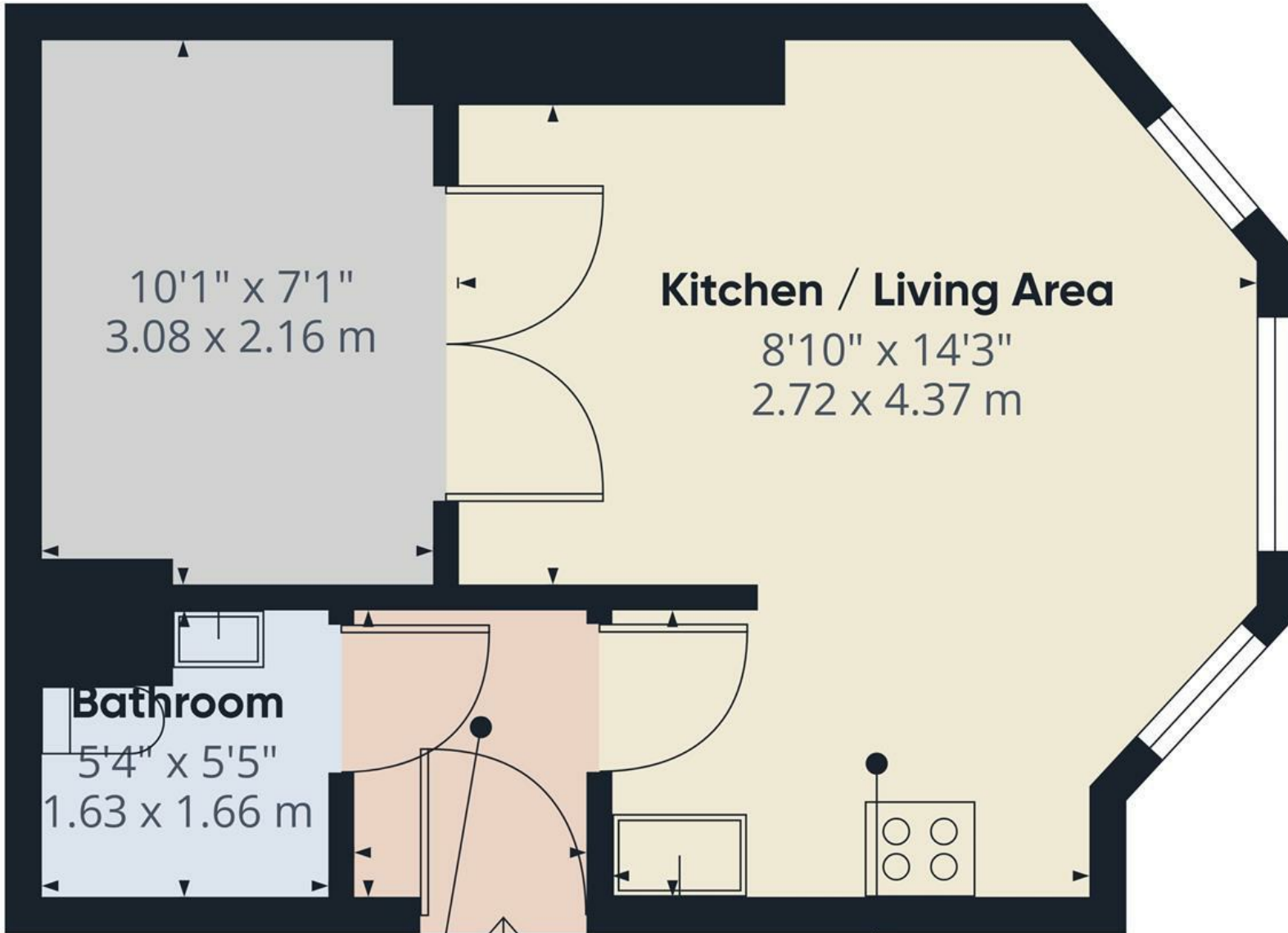
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If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

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions,



10'1" x 7'1"  
3.08 x 2.16 m

**Kitchen / Living Area**  
8'10" x 14'3"  
2.72 x 4.37 m

**Bathroom**  
5'4" x 5'5"  
1.63 x 1.66 m

**Hallway**  
5'4" x 4'0"  
1.64 x 1.23 m

**Kitchen / Living Area**  
5'4" x 8'7"  
1.63 x 2.63 m

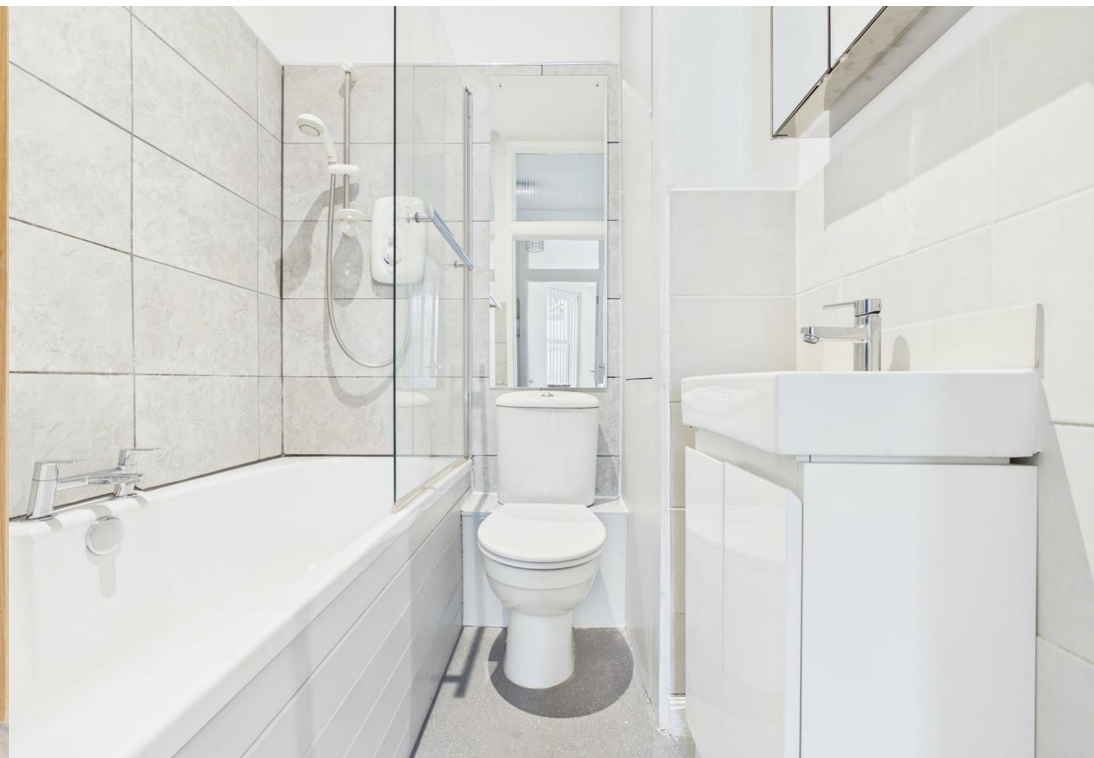
**Approximate total area<sup>m</sup>**  
307 ft<sup>2</sup>  
28.5 m<sup>2</sup>

(1) Excluding balconies and terraces

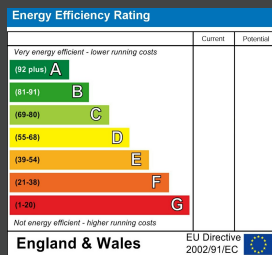
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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