



A LOWER GROUND FLOOR PATIO/GARDEN FLAT in a CONVERTED PERIOD BUILDING situated in this SOUGHT AFTER LOCATION close to BRIGHTON STATION. The accommodation comprises SOUTH ASPECT LOUNGE/DINING ROOM, KITCHEN BREAKFAST ROOM, BATHROOM, TWO BEDROOMS, FRONT AND REAR PATIO/GARDENS, PETS CONSIDERED, VIEWING HIGHLY RECOMMENDED, EPC D.

- INITIAL ENQUIRIES BY EMAIL ONLY NO CALLS PLEASE
- VIRTUAL REALITY TOUR AND FLOORPLAN
- WITHIN 1/2 MILE BRIGHTON STATION
- SOUTH ASPECT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH APPLIANCES
- FRONT AND REAR PATIO/GARDENS
- BATHROOM
- SOLID WOODEN FLOORING
- OWN STREET ENTRANCE
- PETS CONSIDERED





LOWER GROUND FLOOR

ENTRANCE HALL

Two wall light points, feature wooden shelving, wooden flooring, two radiators.

LOUNGE/DINING ROOM

Three South aspect sash windows overlooking FRONT PATIO/GARDEN, ceiling coving, feature fireplace with wooden mantle and slate hearth, shelving to chimney recess's, further wooden shelving to walls, wooden flooring, two radiators with decorative covers.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap with shower attachment, screen to side, pedestal wash hand basin with mixer tap, fitted mirror and two wall light points over, low level close coupled WC, tiled floor, extractor fan, chrome ladder style heated towel rail.

BEDROOM 1

Multi glass pane sash window overlooking REAR PATIO, ceiling coving, walk-in wardrobe, wooden flooring, radiator.

KITCHEN/BREAKFAST ROOM

Wood effect worktops and breakfast bar, cupboards and drawers under, glass panel display cabinet with drawers under, decorative shelving unit with drawers under, further shelving, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric oven, gas hob with decorated tiled splashback and stainless steel extractor hood over, plumbed space for washing machine and dishwasher, space for fridge/freezer, ceiling spotlights, tiled floor, window and glass pane door to REAR PATIO/GARDEN.

BEDROOM 2

Window overlooking REAR PATIO/GARDEN, ceiling coving, cupboard housing 'Worcester' combination boiler, radiator.

EXTERNAL

FRONT PATIO/GARDEN

South aspect, paved with borders.

REAR PATIO/GARDEN

Split level, tiled floor.

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)

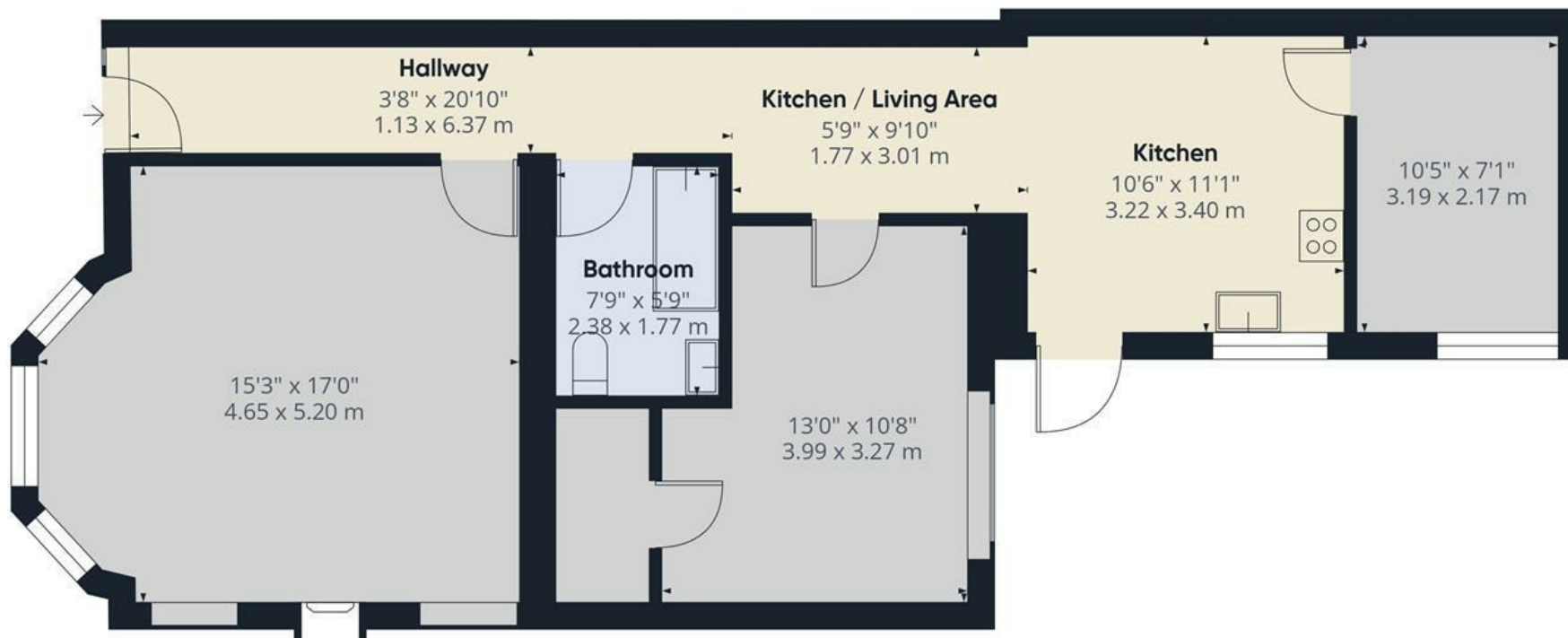
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

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).



Approximate total area^m

769 ft²

71.5 m²

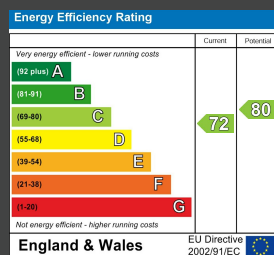
(1) Excluding balconies and terraces

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)



Council Tax Band: C

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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