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VIRTUAL VIEWINGS



4 BRUNSWICK PLACE, HOVE, BN3 1EB

£1,475 PER MONTH

Located in the sought after Brunswick Town, Hove, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. Spanning 635 square feet the property is designed to maximise space and light, creating a warm and inviting atmosphere.

As you enter the flat, you are greeted by a well-proportioned living area that serves as an ideal space for relaxation and entertaining. The three West aspect windows allow natural light to flood in, enhancing the overall ambience. The kitchen is thoughtfully designed, providing ample storage and workspace for culinary enthusiasts.

The two bedrooms are generously sized, offering a peaceful retreat at the end of the day. Each room is well-lit and provides flexibility for various furniture arrangements, making it easy to personalise your living space.

Located in the vibrant community of Hove, this flat is just a stone's throw away from local amenities, including shops, cafes, and parks. The nearby beach is perfect for leisurely strolls or enjoying the seaside atmosphere. With excellent transport links, you can easily access the bustling city of Brighton and beyond.

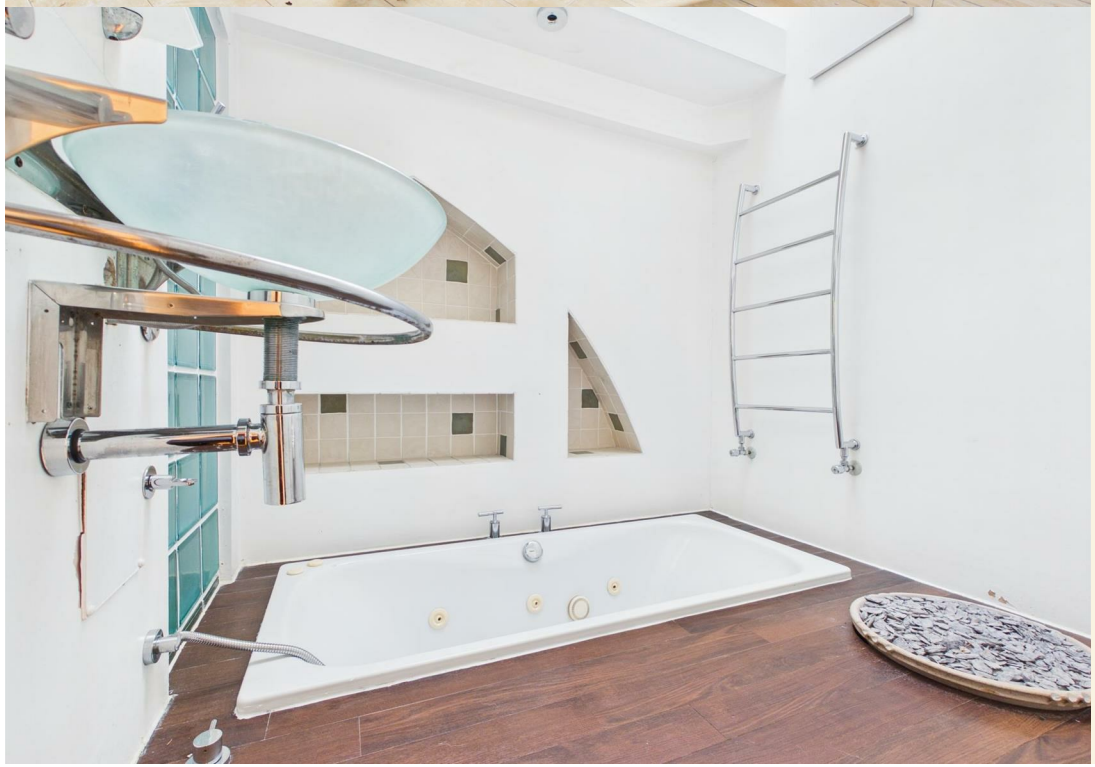
This property is an excellent opportunity for first-time buyers, small families, or investors looking to capitalise on the desirable location. With its appealing features and prime location, this flat is sure to attract interest. Do not miss the chance to make this lovely home your own.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- TWO BEDROOM FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- STYLISH OPEN PLAN LIVING
- MODERN FITTED KITCHEN
- BATH/SHOWER ROOM
- WOODEN FLOORING
- GAS CENTRAL HEATING
- A MUST VIEW PROPERTY









THIRD FLOOR

OPEN PLAN LOUNGE/KITCHEN
Three West aspect sash windows to bay with oblique view to the sea, entry phone system, feature exposed brick wall, recessed downlighting, cupboard housing water cylinder and boiler, further cupboard, wooden flooring, radiator.

KITCHEN AREA
Fitted with a range of eye level wall cupboards and base cupboard and drawer units, coloured glass worktops and splashbacks, inset stainless steel sink unit with mixer tap, electric oven, gas hob with stainless steel extractor hood over, washing machine, fridge/freezer, recessed downlighting, three pendant lights, kick board lighting, wooden flooring.

BATH/SHOWER ROOM
Fitted with white suite comprising sunken spa bath with centralised taps, tiled shower cubicle with feature glass bricks to one wall, wall mounted glass wash hand basin with mixer tap, low level close coupled WC, wall lights, wooden flooring, lantern skylight.

BEDROOM 1
Window to rear, two fitted cupboards, two wall lights, radiator.

BEDROOM 2
Window to rear, fitted cupboard, ceiling spotlights, wooden flooring, radiator.

COUNCIL TAX BAND B - £2,006.23

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.

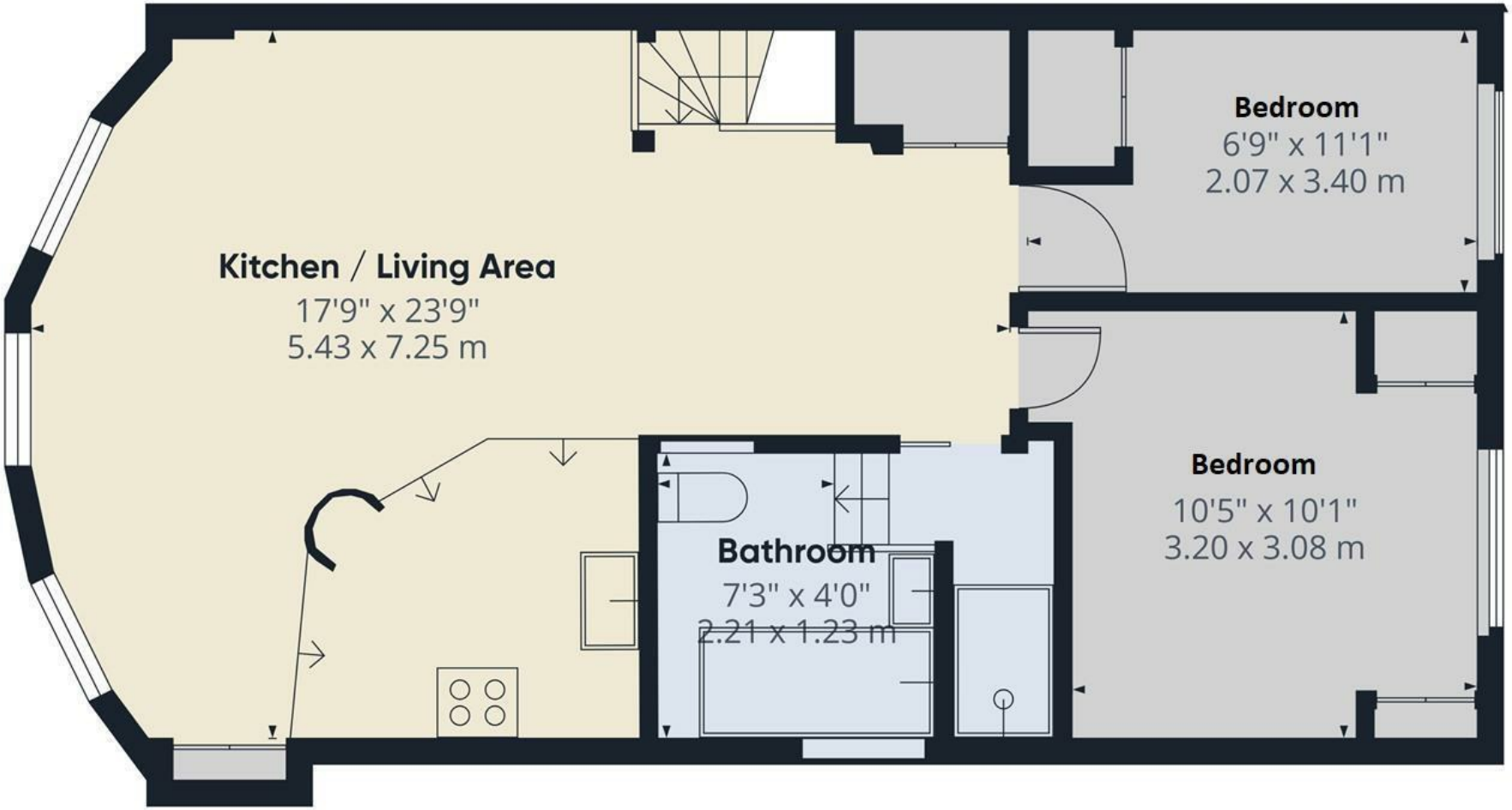
Lost Key(s) or other Security Device(s)

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)



Approximate total area(1)

583 ft²

54.2 m²

(1) Excluding balconies and terraces

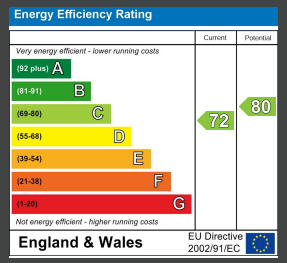
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



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

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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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