brices
sales & lettings

360° brices
VIRTUAL VIEWINGS

39 BRUNSWICK SQUARE, HOVE, BN3 1EE

£1,900 PER MONTH

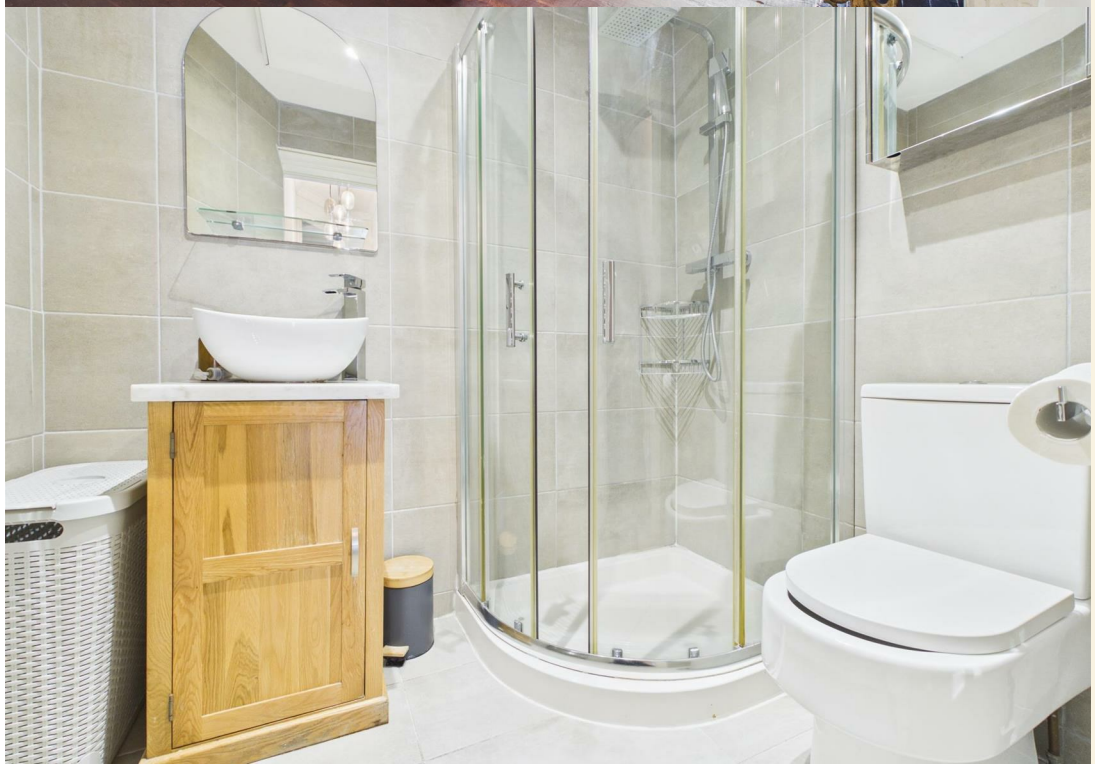
Located in sought after Brunswick Square this delightful flat offers a perfect blend of comfort and style. Spanning an impressive 936 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertaining guests.

With two bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat. The thoughtfully designed shower room provides a serene environment, ensuring your daily routines are both convenient and enjoyable.

Brunswick Square is renowned for its picturesque surroundings and vibrant community, making it a sought-after location for those who appreciate the finer things in life. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short stroll.

This property presents an excellent opportunity for anyone looking to embrace the Hove lifestyle, combining modern living with the charm of a traditional house. Whether you are seeking a new home or an investment opportunity, this property is sure to impress. Don't miss the chance to make this lovely house your own in one of Hove's most desirable areas.

- RAISED GROUND FLOOR FLAT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- 22' x 15' LOUNGE/DINING ROOM
- SEPARATE FITTED KITCHEN
- TWO BEDROOMS
- SHOWER ROOM
- PERIOD FEATURES AND HIGH CEILINGS
- PART FURNISHED
- A MUST VIEW PROPERTY



GROUND FLOOR

ENTRANCE HALL
Ceiling coving, dado rail, storeage cupboard, radiator, tiled floor.

LOUNGE
Two East aspect sash windows with folding shutters to sides, Views over Brunswick Square gardens to the sea, ceiling coving and rose, picture rail, feature fireplace with marble mantle and metalic effect tiled hearth, exposed floorboards, two radiators.

BEDROOM 1
West aspect sash window, ceiling coving and rose, feature fireplace with marble mantle and tiled hearth, high skirting, high level storage cupboard, exposed floorboards, column radiator.

SHOWER ROOM
Fitted with white suite comprising tiled shower cubicle with fixed and flexible hose shower heads, marble worktop with wash hand basin, mixer tap and cupboard under, fitted mirror over, low level close coupled WC, mirror fronted medicine cabinet, tiled walls, tiled floor with under floor heating, chrome ladder style heated towel raiil, extractor.

KITCHEN
Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with splashbacks, inset stainless steel sink with mixer tap, electric oven, electric hob with extractor hood over, washing machine, fridge.freezer, ceiling coving, recessed downlighting, dado rail, cupboard housing boiler, tiled floor with under floor heating, casement window, further windoow, door to:

LOBBY
Tilled floor, frosted glass pane door to:

BEDROOM 2
West aspect sash window, picture rail, exposed floorboards.

COUNCIL TAX BAND C - £2,292.84

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.

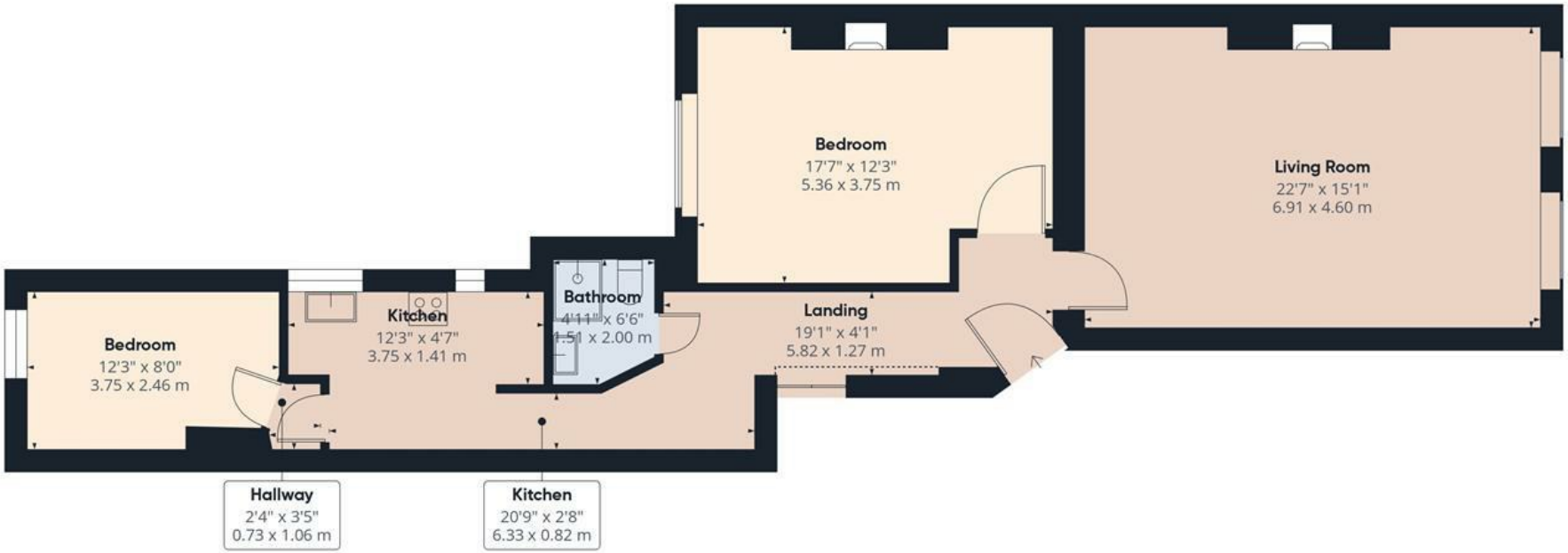
Unpaid Rent

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(1)

893 ft²

82.8 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

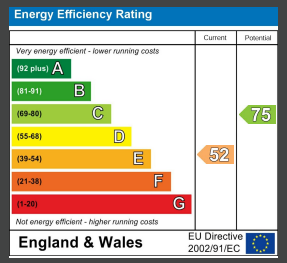
Below 5 ft/1.5 m

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

GIRAFFE360

N E W S

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.

360° brices VIRTUAL VIEWINGS

brices sales & lettings