



8 ORIENTAL PLACE, BRIGHTON, BN1 2LJ

£1,300 PER MONTH

A ground floor flat in a CONVERTED GRADE II LISTED BUILDING located off BRIGHTON SEAFRONT, local amenities, shops and public transport can be found in nearby WESTERN ROAD. The accommodation comprises entrance hall, WEST ASPECT LOUNGE, SEPARATE FITTED KITCHEN, TWO BEDROOMS, BATHROOM, GAS CENTRAL HEATING, EPC C.

- GROUND FLOOR FLAT
- CONVERTED PERIOD BUILDING
- OFF BRIGHTON SEAFRONT
- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- WEST ASPECT LOUNGE
- SEPARATE KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- AVAILABLE FROM 26TH JANUARY





#### GROUND FLOOR

##### ENTRANCE HALL

Ceiling spotlights, entry phone system, laminated wooden flooring.

##### LOUNGE

Two West aspect feature arch sash windows, ceiling spotlights, Feature fireplace, high skirting, laminated wooden flooring.

##### BATHROOM

Fitted with white suite.

##### BEDROOM 1

Spacious double, East aspect sash window, high skirting, laminate wood flooring, radiator.

##### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wood effect worktop with tiled surround, stainless steel single bowl single drainer sink unit, electric double oven with electric hob, washing machine, fridge/freezer, shelving, wall mounted boiler, window to side, door to:

##### BEDROOM 2

Window to side, laminate wooden flooring, radiator.

#### COUNCIL TAX BAND A - £1,637.19

#### 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)

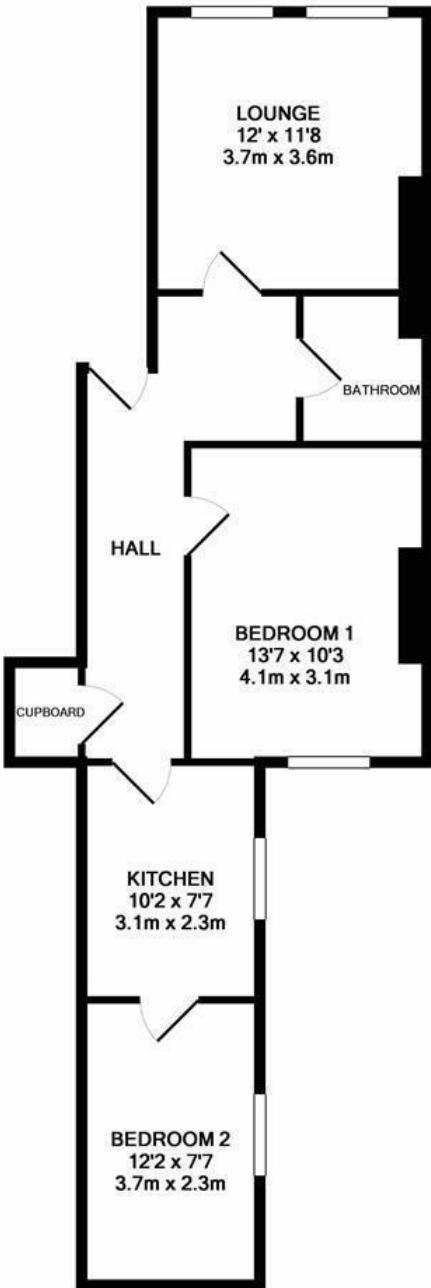
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and other persons requiring keys will be charged to the tenant. If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

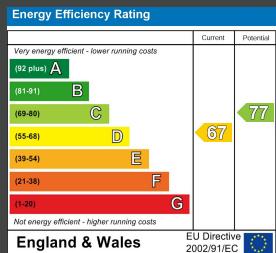
#### Change of Sharer (Tenant's Request)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)



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

Tel: 01273 323000  
Email: [sales@brices.co.uk](mailto:sales@brices.co.uk)  
[www.brices.co.uk](http://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.