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VIRTUAL VIEWINGS

FLAT 5, 1 BEDFORD PLACE, BRIGHTON, BN1 2PT

£1,600 PER MONTH

Located in the vibrant area of Bedford Place, Brighton, this charming flat offers a delightful blend of comfort and convenience. With two bedrooms this property is ideal for small families, couples, or individuals seeking a stylish urban retreat.

The flat features a welcoming reception room with with bay window and wooden flooring, perfect for relaxation or entertaining guests creating a warm and inviting atmosphere. The flat also comprises of a separate kitchen and shower room. The layout is thoughtfully designed, ensuring that every corner of the flat is both functional and appealing.

Living in Bedford Place means you are just a stone's throw away from Brighton's bustling city centre, with its array of shops, cafes, and cultural attractions. The nearby seafront offers a picturesque setting for leisurely strolls and seaside activities, enhancing the appeal of this location.

This flat is not just a place to live; it is a lifestyle choice, combining the best of city living with the charm of Brighton. Whether you are looking to invest or find your next home, this property presents an excellent opportunity in one of the UK's most sought-after coastal cities.

- VIDEO TOUR AND FLOORPLAN
- TWO STOREY MAISONETTE
- CONVERTED PERIOD BUILDING
- OFF BRIGHTON SEAFRONT
- SPACIOUS LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- TWO BEDROOMS
- SHOWER ROOM
- VIEWS TO THE SEA

SECOND FLOOR

ENTRANCE HALL
South aspect double glazed window, fitted cupboard.

LOUNGE/DINING ROOM
Three East aspect double glazed windows to bay, oblique view to the sea, wooden flooring, two radiators.

KITCHEN
Worktop with cupboards and drawers under, wall mounted cupboard and shelving, stainless steel single bowl single drainer sink unit with mixer tap, electric ovem, four ring gas hob, washing machine, fridge/freezer, laminated wood flooring, West aspect double glazed window.

SHOWER ROOM
Fitted with white suite comprising tiled shower cubicle, pedestal wash basin with fitted mirror over, low level close coupled WC, recessed downlighting, part tiled walls, two frosted glass borrowed light windows.

THIRD FLOOR

LANDING

BEDROOM 1
Double aspect (South/East), double glazed windows, views to the sea, cupboard, exposed floorboards, radiator.

BEDROOM 2
West aspect double glazed window, exposed floorboards, 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.

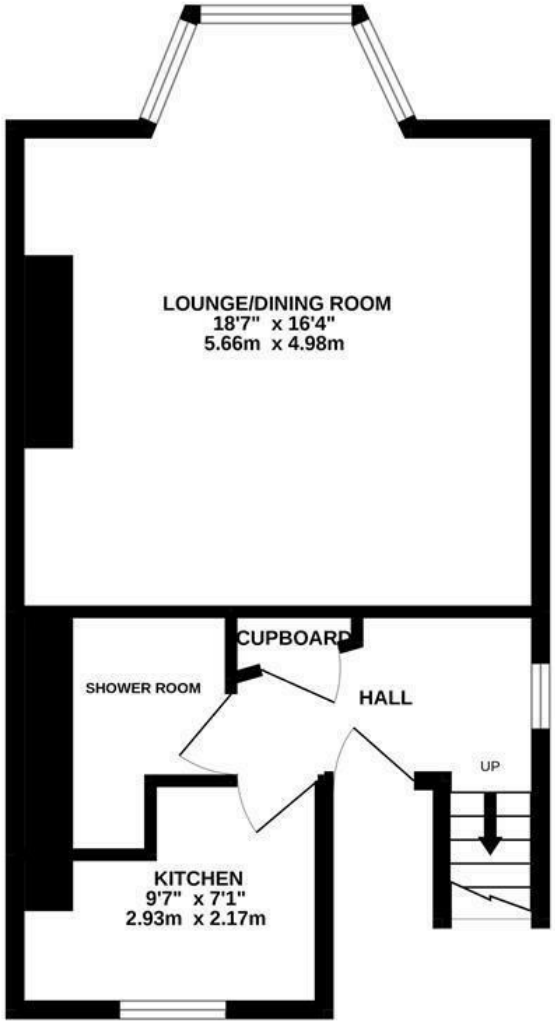
Change of Sharer (Tenant's Request)
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

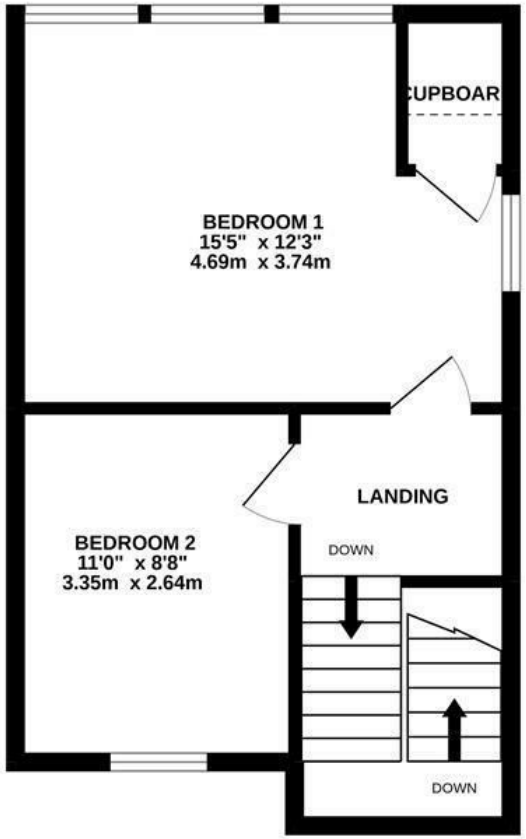
If you have any questions on our fees, please ask a member of staff.

Our Client Money Protection (CMP) scheme is with Client Money Protect and we are members of The Property Ombudsman.

SECOND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



SECOND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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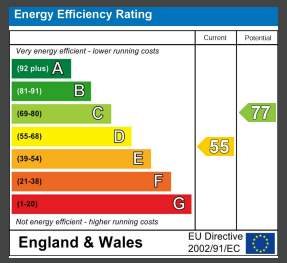
ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: 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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