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VIRTUAL VIEWINGS

30 NORFOLK SQUARE, BRIGHTON, BN1 2PE

£1,800

A BEAUTIFUL AND STYLISH first and second floor maisonette in a CONVERTED GRADE II LISTED building situated on a GARDEN SQUARE off WESTERN ROAD. The accommodation comprises LOUNGE, DINING ROOM, SEPARATE FITTED KITCHEN, TWO BEDROOMS, BATHROOM, PERIOD FEATURES, GCH, EPC D.

- SOUGHT AFTER LOCATION
- BEAUTIFUL AND STYLISH
- FIRST AND SECOND FLOOR MAISONETTE
- CONVERTED GRADE II LISTED BUILDING
- LOUNGE AND DINING ROOM
- SEPARATE FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM
- PERIOD FEATURES
- NEW CARPETS

GROUND FLOOR
Communal entrance.

ENTRANCE HALL
Stairs rising to:

FIRST FLOOR

HALL
East aspect window, radiator.

LOUNGE
Multi pane glass doors with windows above to JULIETTE BALCONY with views over Norfolk Square square's garden, ornate ceiling coving, feature fireplace with marble mantle, cast iron inset and hearth, high skirting, open square arch to:

DINING ROOM
South aspect sash window with rooftop view to the sea, radiator, door to landing.

KITCHEN
Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wooden worktops, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric double oven, five ring gas hob with stainless steel splashback and extractor hood over, washer/dryer, dishwasher, fridge/freezer, ceiling spotlights, cupboard housing boiler, radiator, South and East aspect windows.

BATHROOM
Fitted with white suite comprising panelled bath with centralised taps, shower over and screen to side, wash hand basin with mixer tap and fitted mirror over, low level WC with concealed cistern, tiled walls, tiled floor, chrome ladder style heated towel rail, mirror fronted medicine cabinet, frosted double glazed window.

SECOND FLOOR

LANDING
South aspect window.

LANDING.
Fitted cupboard, South aspect sash window with roof top view to the sea.

BEDROOM 1
Multi pane sash window with view to Norfolk Square garden, ceiling coving, radiator.

BEDROOM 2
South aspect sash window with roof top view to the sea, radiator.

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)

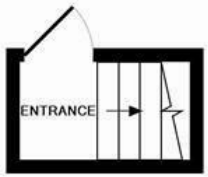
Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

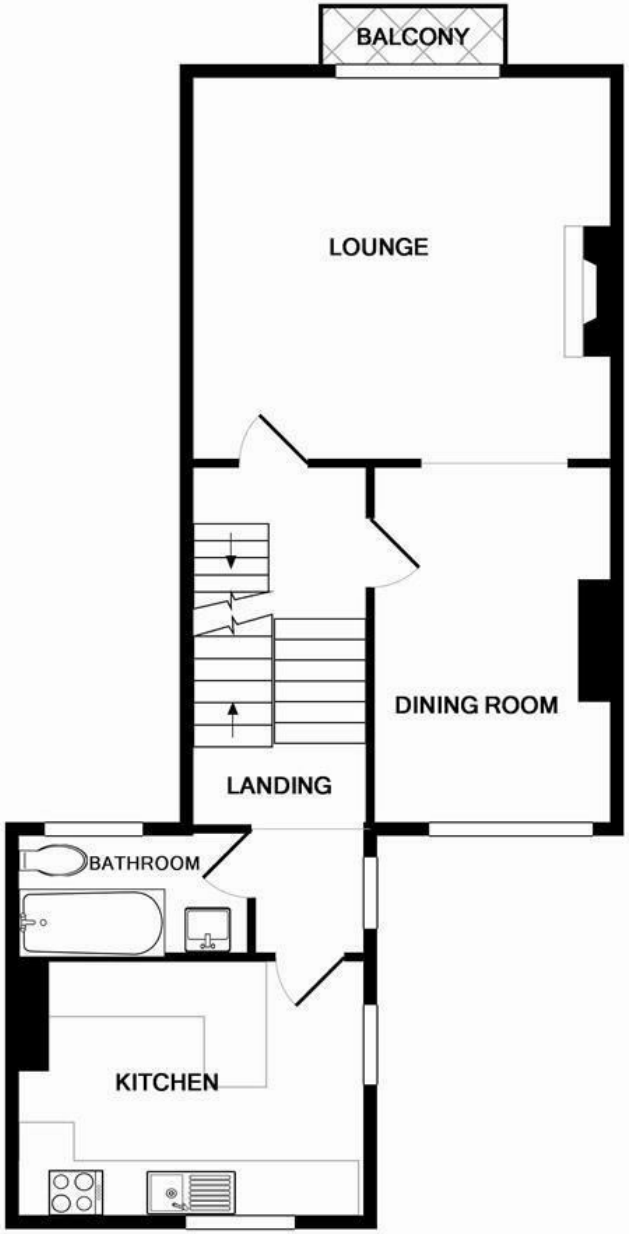
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

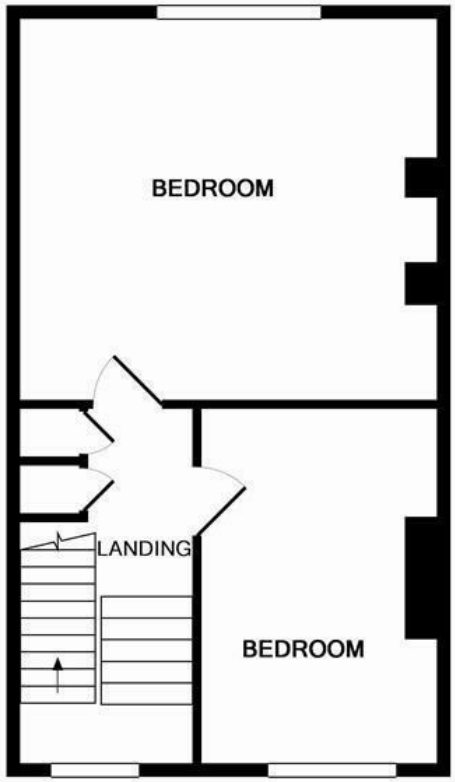
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.



GROUND FLOOR ENTRANCE
APPROX. FLOOR
AREA 26 SQ.FT.
(2.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)



TOP FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 SQ.M.)

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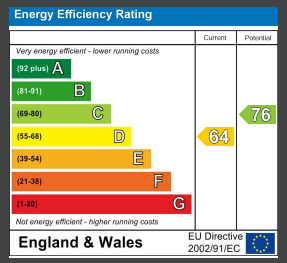
ENERGY PERFORMANCE CERTIFICATE (EPC)



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

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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