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VIRTUAL VIEWINGS



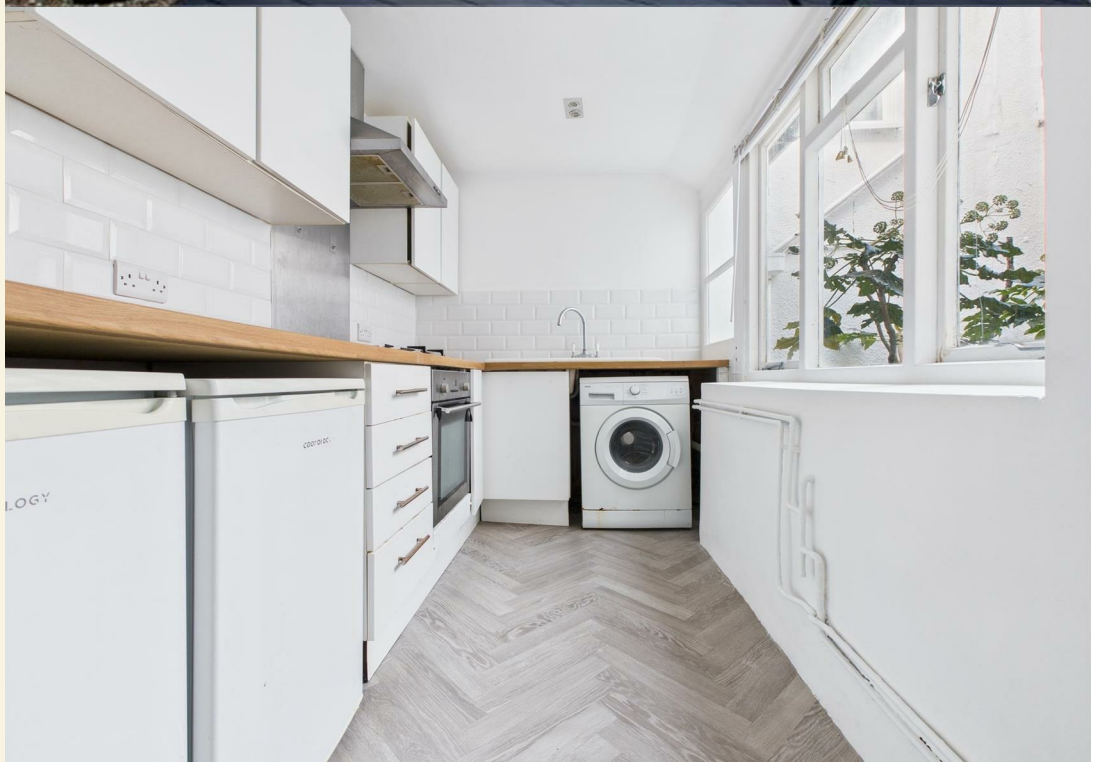
49B BRUNSWICK SQUARE, HOVE, BN3 1EF

£1,500 PER MONTH

A SPACIOUS one bedroom LOWER GROUND FLOOR FLAT in a CONVERTED PERIOD BUILDING located in one of HOVE'S FINEST SEAFRONT SQUARES. The accommodation comprises, 21'2 x 14''6 WEST ASPECT LOUNGE/DINING ROOM, SEPARATE KITCHEN, STYLISH BATHROOM, WEST ASPECT PATIO/GARDEN, GCH, EPC D.

- PET FRIENDLY PROPERTY
- WEST ASPECT PATIO/GARDEN
- NEWLY REDECORATED
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- 21' LOUNGE/DINING ROOM
- SEPARATE FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- A MUST VIEW PROPERTY









LOWER GROUND FLOOR

ENTRANCE HALL
Entry phone system, storage cupboard with shelving, multi pane window to side, radiator.

BATHROOM
Fitted with white suite comprising panelled bath, mixer tap with shower attachment, wall mounted shower, wash hand basin with mixer tap, mirror fronted medicine cabinet over, low level close coupled WC, recessed downlighting, tiled walls, tiled floor, ladder style heated towel rail, frosted window.

BEDROOM
Double bedroom, frosted windows, glass pane door to lightwell, recessed downlighting.

LOUNGE/DINING ROOM
West aspect windows, recessed downlighting, cupboards to recess's glass pane door to PATIO/GARDEN, door to:

KITCHEN
Fitted kitchen comprises a range of eye level wall cupboards and base cupboards, wood effect worktops, tiled splashbacks, ceramic single bowl single drainer sink unit with mixer tap, electric oven, gas hob with stainless steel splashback and extractor hood over, plumbed space for washing machine, space for further appliances, recessed downlighting, wall mounted 'Vaillant' combination boiler, windows overlooking PATIO/GARDEN.

EXTERNAL

PATIO/GARDEN
West aspect, decking with gravel border.

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).

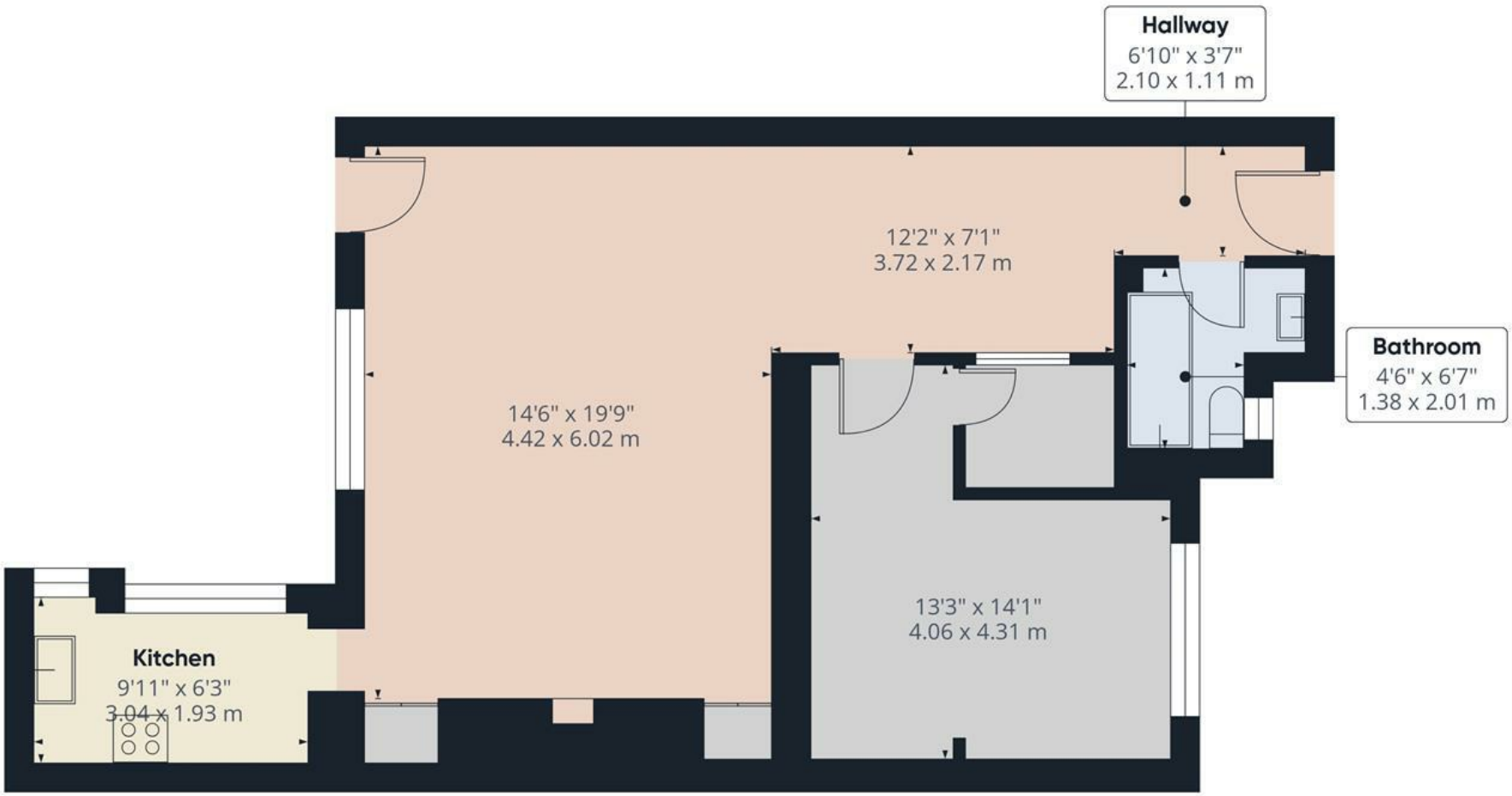
Variation of Contract (Tenant's Request)
£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

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.



Approximate total area(1)

688 ft²

63.9 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.

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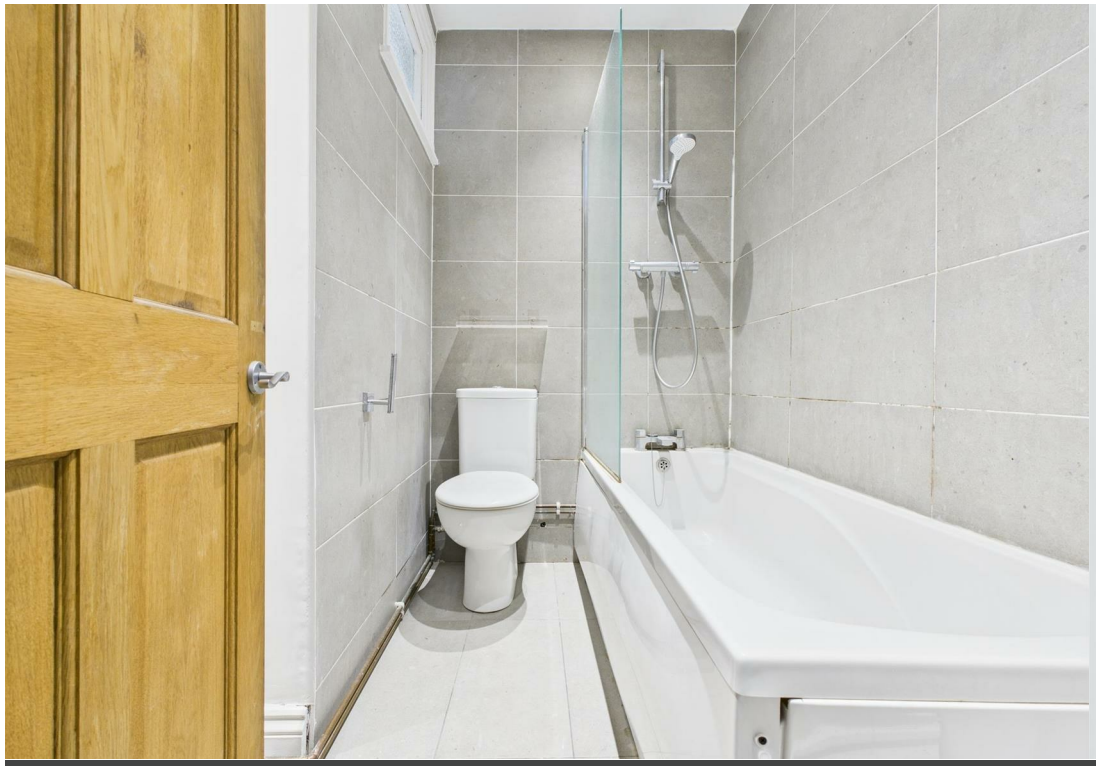
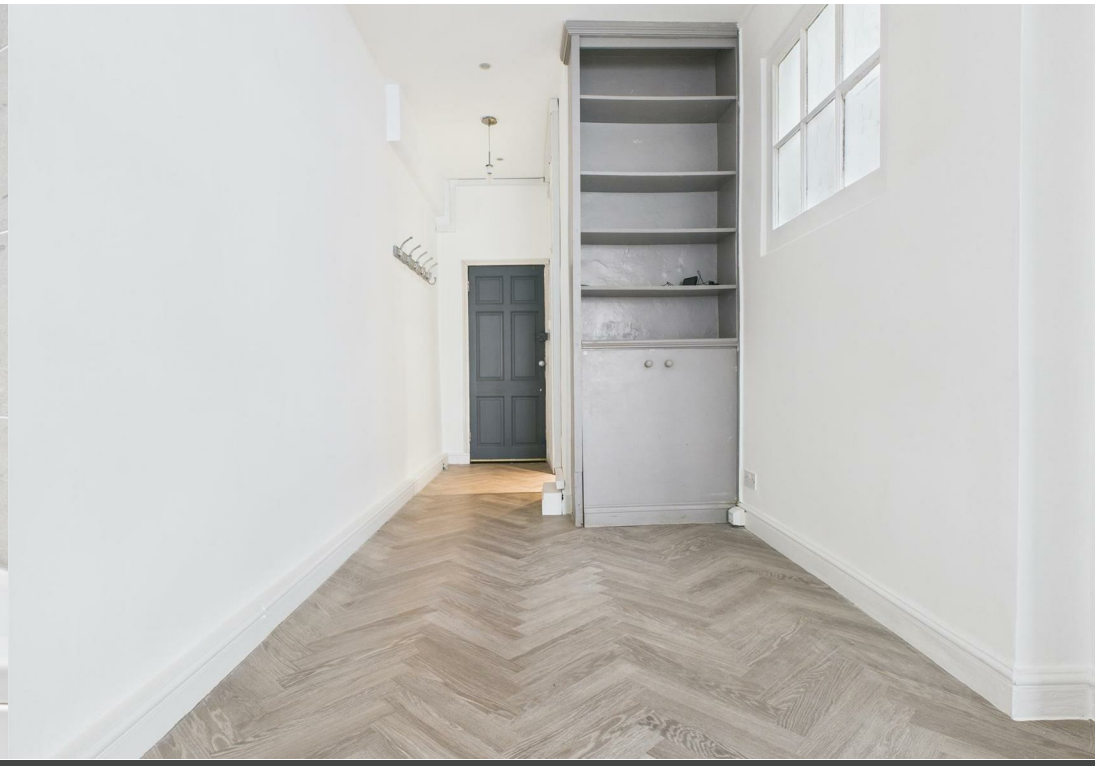
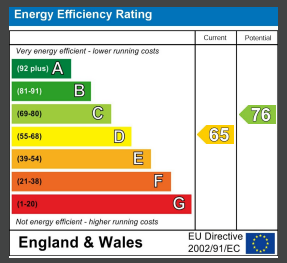




ENERGY PERFORMANCE CERTIFICATE (EPC)



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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