brices
sales & lettings

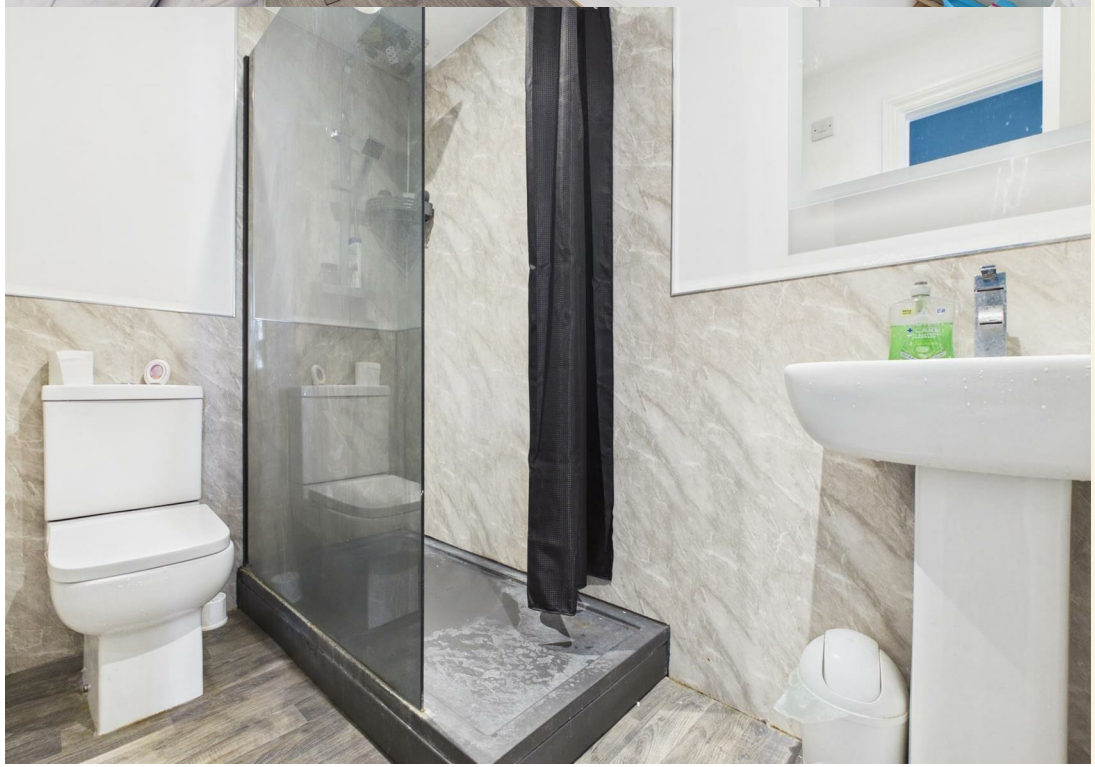
360°
brices
VIRTUAL VIEWINGS

15 MARINE PARADE, BRIGHTON, BN2 1TL

£1,400 PER WEEK

A well presented FIRST FLOOR FLAT is a converted period building located on BRIGHTON SEAFRONT. The accommodation comprises entrance hall, SOUTH ASPECT OPEN PLAN LOUNGE/KITCHEN, MODER FITTED KITCHEN AREA, DIRECT VIEWS TO THE SEA AND BRIGHTONS FAMOUS PALACE PIER, SHOWER ROOM, ONE DOUBLE BEDROOM, STUDY/OCCASIONAL BEDROOM, GCH, EPC C.

- FIRST FLOOR FLAT
- CONVERTED PERIOD BUILDING
- DIRECT SEA AND PIER VIEWS
- SOUTH ASPECT LOUNGE/KITCHEN
- MODERN FITTED KITCHEN
- SHOWER ROOM
- DOUBLE BEDROOM + STUDY
- NOT SUITABLE FOR SHARERS
- GAS CENTRAL HEATING



FIRST FLOOR

ENTRANCE HALL
Entry phone system, radiator.

OPEN PLAN LOUNGE/KITCHEN
Three South aspect multi glass pane sash windows with direct views to the sea and Brightons famous Palace Pier, two wall light points, two radiators.

KITCHEN AREA
Modern fitted kitchen comprising eye level wall cupboards and base cupboard and drawer units, worktops with splashbacks, single bowl single drainer stainless steel sink unit with mixer tap, electric oven, electric hob with stainless steel splashback and extractror fan over, washing machine.

SHOWER ROOM
Shower cubicle with fixed and flexible hose shower heads, pedestal wash hand basin with mixer tap and fitted mirror over, low level close coupled WC, recessed downlighting, chrome ladder style heated towel rail.

BEDROOM 1
Window to rear, fitted cupboards, radiator.

STUDY/BEDROOM 2
Window to rear, storage cupboard housing meters, cupboard housing boiler, 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.

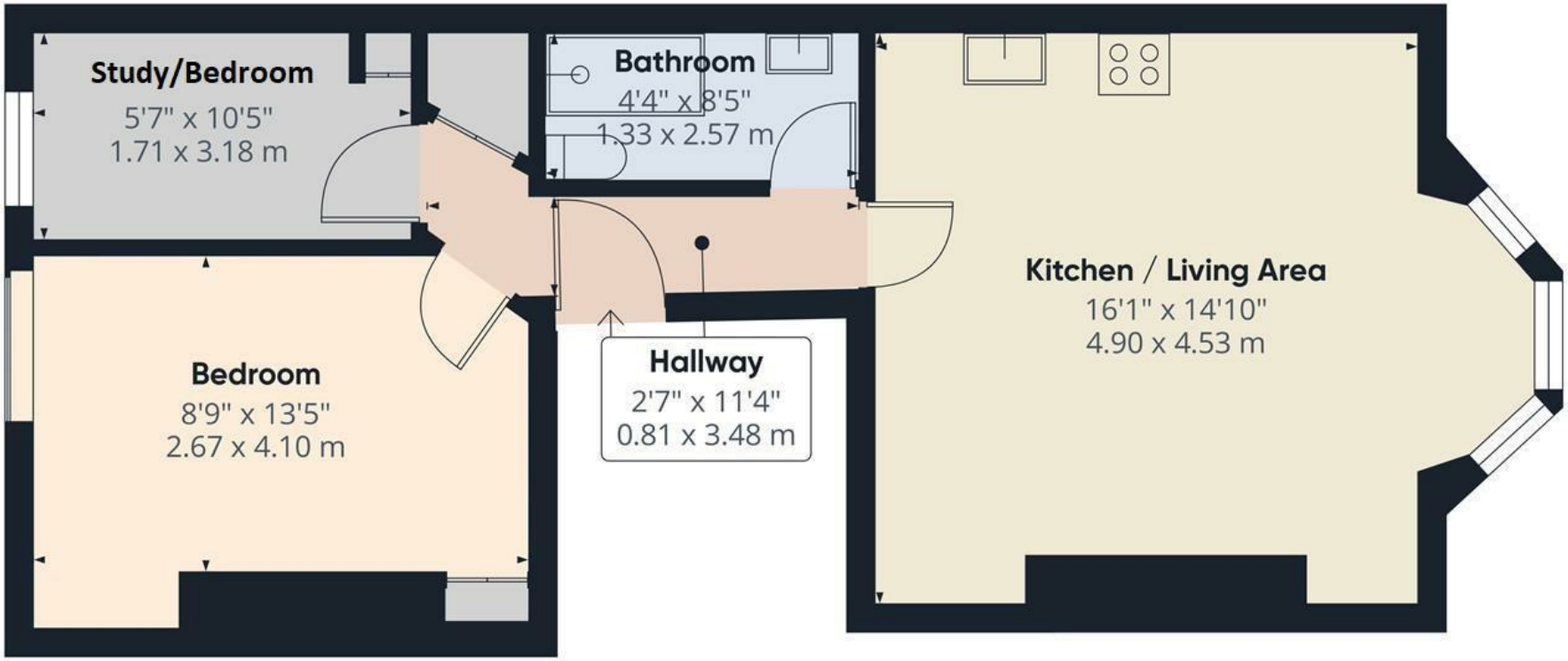
Lost Key(s) or other Security Device(s)

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)



Approximate total area(1)

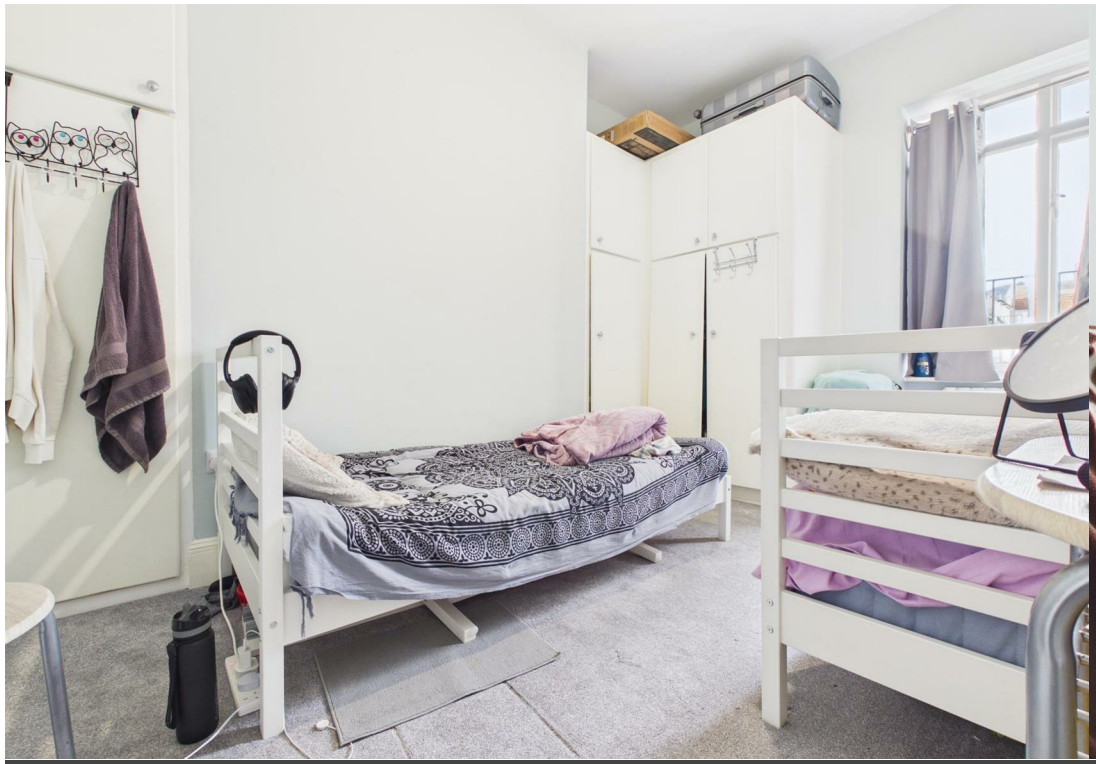
511 ft²

47.4 m²

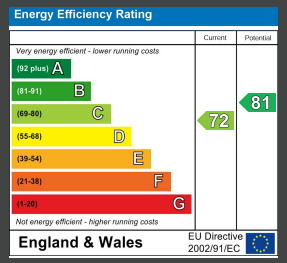
(1) Excluding balconies and terraces

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

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: B
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