



Located in sought after Brunswick Town conservation area this charming flat on Waterloo Street offers a delightful blend of comfort and convenience. With a 19'2" lounge and breakfast room/study this property provides ample space for relaxation and entertaining guests. The bedroom has a westerly aspect and overlooks Waterloo Street community garden and there is a modern bathroom.

The flat's location is a significant advantage, as it places you within easy reach of Hove's beautiful seafront, local shops, and a variety of eateries. The lively atmosphere of the area is complemented by excellent transport links, making it an ideal choice for those who commute or enjoy exploring the wider region.

This property is perfect for individuals or couples seeking a stylish and functional living space in a sought-after location. With its inviting layout and proximity to local amenities, this flat on Waterloo Street is a wonderful opportunity for anyone looking to embrace the Hove lifestyle. Don't miss the chance to make this charming flat your new home.

- WELL PRESENTED GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- 19'2 LOUNGE WITH BAY WINDOW
- SEPARATE SOUTH ASPECT KITCHEN
- BREAKFAST ROOM/STUDY
- ONE BEDROOM
- BATHROOM
- GAS FIRED CENTRAL HEATING
- AVAILABLE 3RD SEPTEMBER





GROUND FLOOR

ENTRANCE HALL

Entry phone system, dado rail, storage cupboard.

LOUNGE/DINING ROOM

Three East aspect sash windows, ceiling coving and rose, feature fireplace with marble mantle, radiator.

BATHROOM

Fitted with white suite comprising panel bath with wall mounted mixer tap and shower attachment, pedestal wash hand basin with mosaic tiled splashback, fitted mirror to one wall, low level close coupled WC, ceiling coving, spotlights, part painted tongue and groove wood paneling to walls, extractor fan, high level window to bedroom, stripped wood door.

BEDROOM

West aspect sash window, recessed storage, shelving, radiator, stripped wood door.

BREAKFAST ROOM

South aspect sash window, engineered oak flooring, radiator, glass panel door to:

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wood effect working surfaces, tiled surround, one and a quarter bowl single drainer stainless steel sink unit with mixer tap, electric oven, four ring gas hob, plumbed space for washing machine, space for fridge/freezer, ceiling spotlights, wall mounted combination boiler, engineered oak flooring, South aspect window.

COUNCIL TAX BAND A - £1,719.63

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

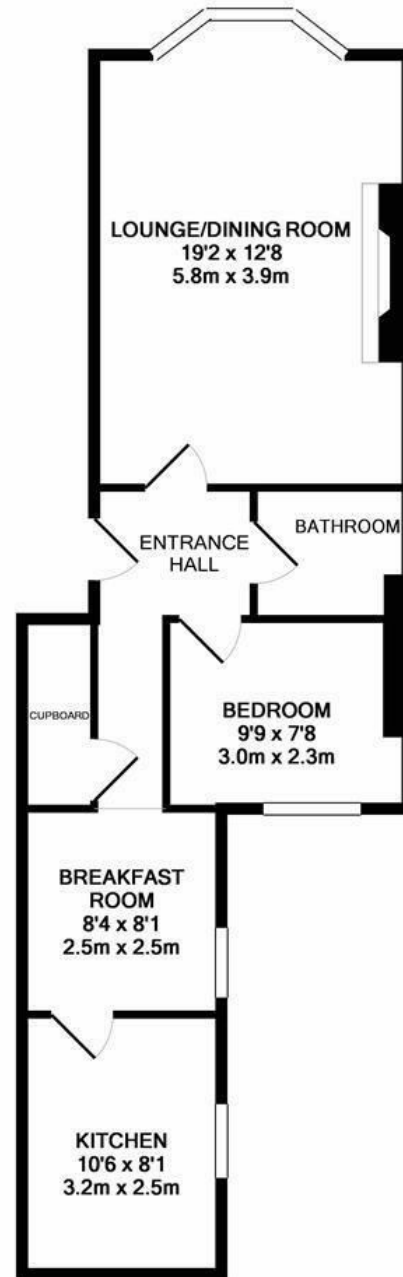
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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)

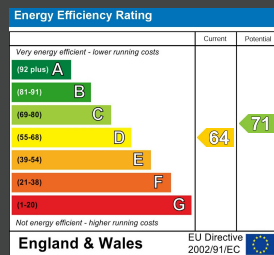
£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.



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: A

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.

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