



Nestled in the charming area of Hove, this delightful flat on First Avenue offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat close to the vibrant life of the city.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that is both stylish and functional.

The location of this property is particularly appealing, as it is situated within easy reach of local amenities, including shops, cafes, and parks. Hove's beautiful seafront is just a short stroll away, offering the perfect setting for leisurely walks or enjoying the fresh sea air.

This flat presents an excellent opportunity for those looking to embrace the Hove lifestyle, combining modern living with the charm of a coastal town. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely flat your new home.

- A TWO BEDROOM RAISED GROUND FLOOR FLAT
- ATTRACTIVE CONVERTED PERIOD BUILDING
- HIGHLY SOUGHT AFTER STREET
- LOCATED OFF HOVE SEAFRONT
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT
- WEST ASPECT OPEN PLAN LOUNGE/KITCHEN
- MODERN SHOWER ROOM
- TWO BEDROOMS
- LOVELY REAR GARDEN WITH RAISED DECK
- PERIOD FEATURES





GROUND FLOOR

ENTRANCE HALL

Ceiling spotlights, ceiling coving, laminated wooden flooring, security entry phone system,

OPEN PLAN LOUNGE/KITCHEN

Three West aspect sash windows to bay, ornate ceiling coving and rose, picture rail, feature fireplace with wooden mantle, high skirting, laminated wooden flooring, radiator.

KITCHEN AREA

Comprising stainless steel worktop with sink unit and mixer tap, tiled splashback, cupboards under, wall mounted cupboards, electric oven, electric hob with extractor fan over, washing machine, mobile unit with wooden worktop and shelves under.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, tiled worktop with wash hand basin and mixer tap, WC with concealed cistern, recessed downlighting, ceiling coving, tiled floor, extractor fan, radiator.

BEDROOM 1

Three East aspect sash windows, ornate ceiling coving and rose, picture rail, two fitted wardrobes, high skirting, radiator..

BEDROOM 2

East aspect sash window, glass panel door to REAR GARDEN, radiator.

EXTERNAL

REAR GARDEN

East aspect, raised wooden deck with steps down, paved with borders.

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.

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)

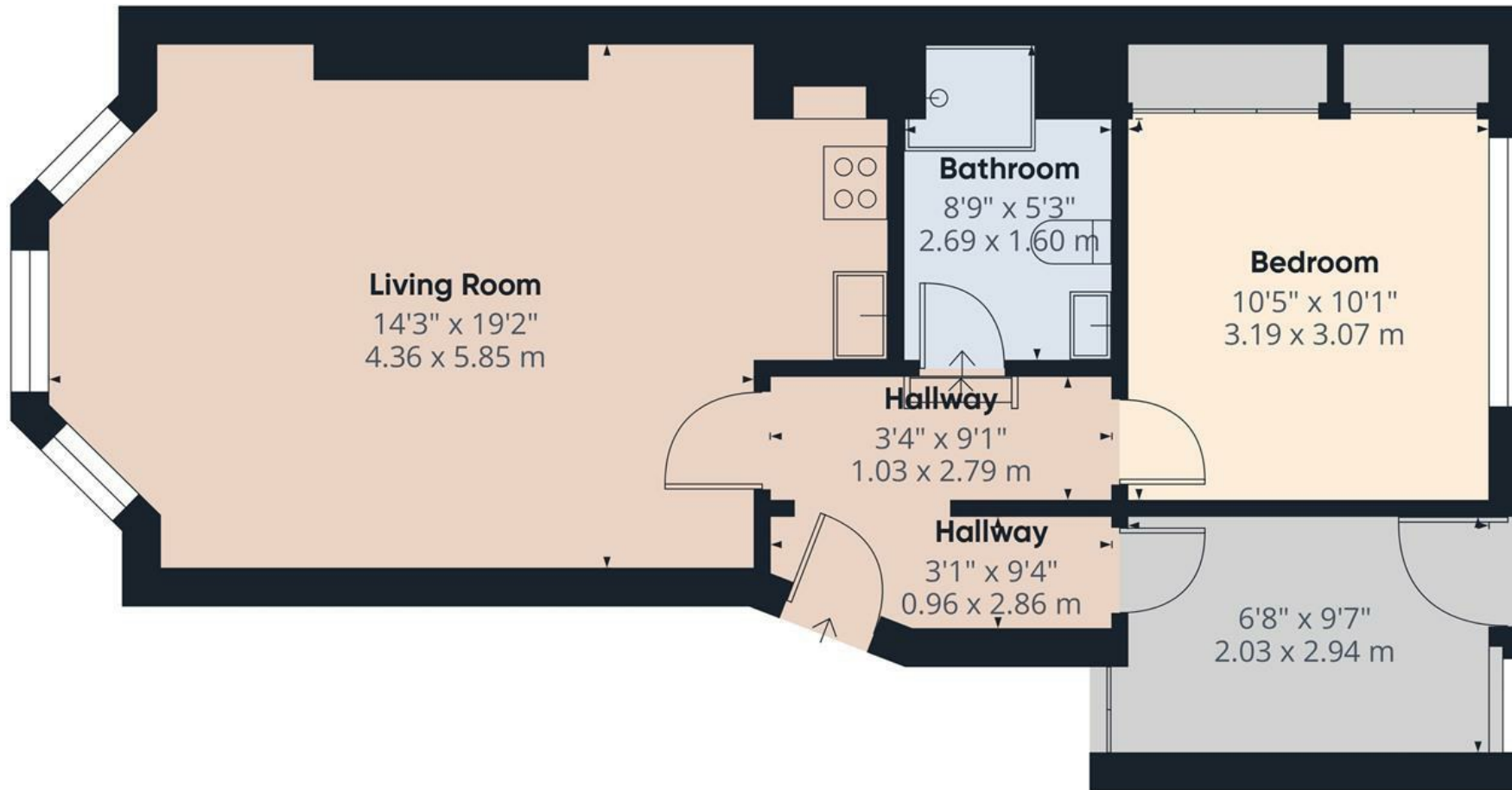
£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

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



Approximate total area^m
 569 ft²
 52.8 m²



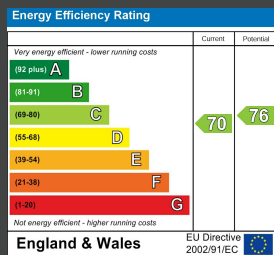
(1) Excluding balconies and terraces

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)



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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