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VIRTUAL VIEWINGS

54-56 BRUNSWICK PLACE, HOVE, BN3 1NB

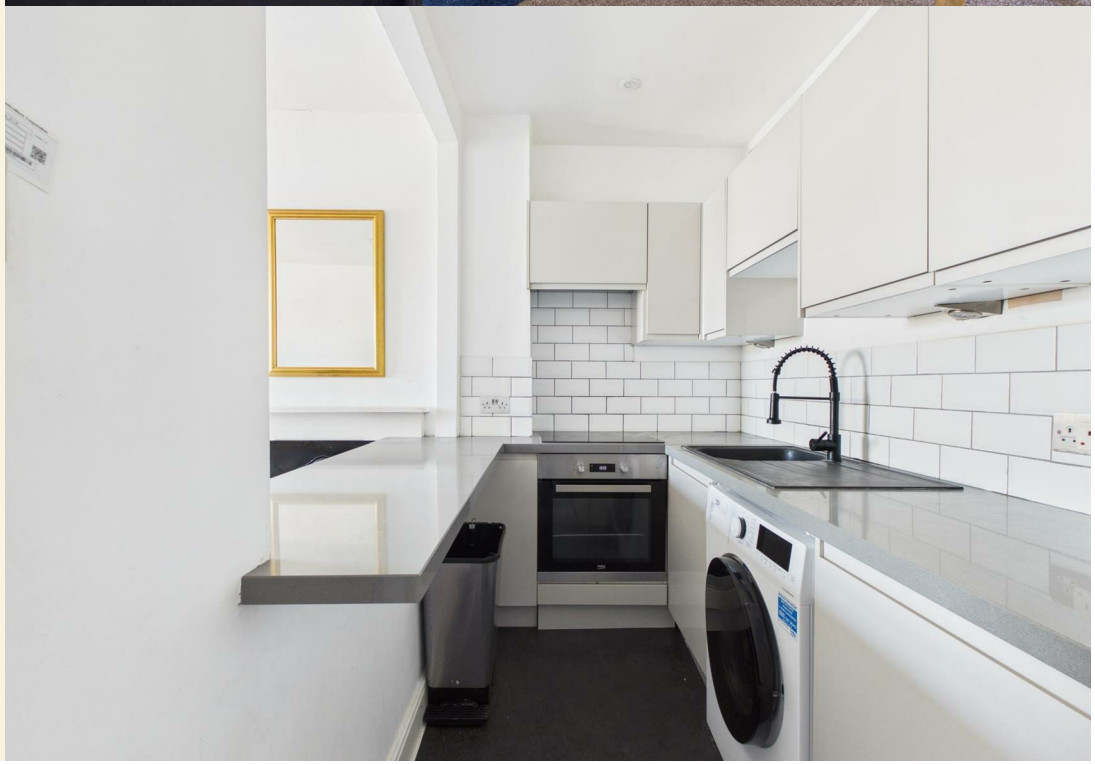
£1,500 PER MONTH

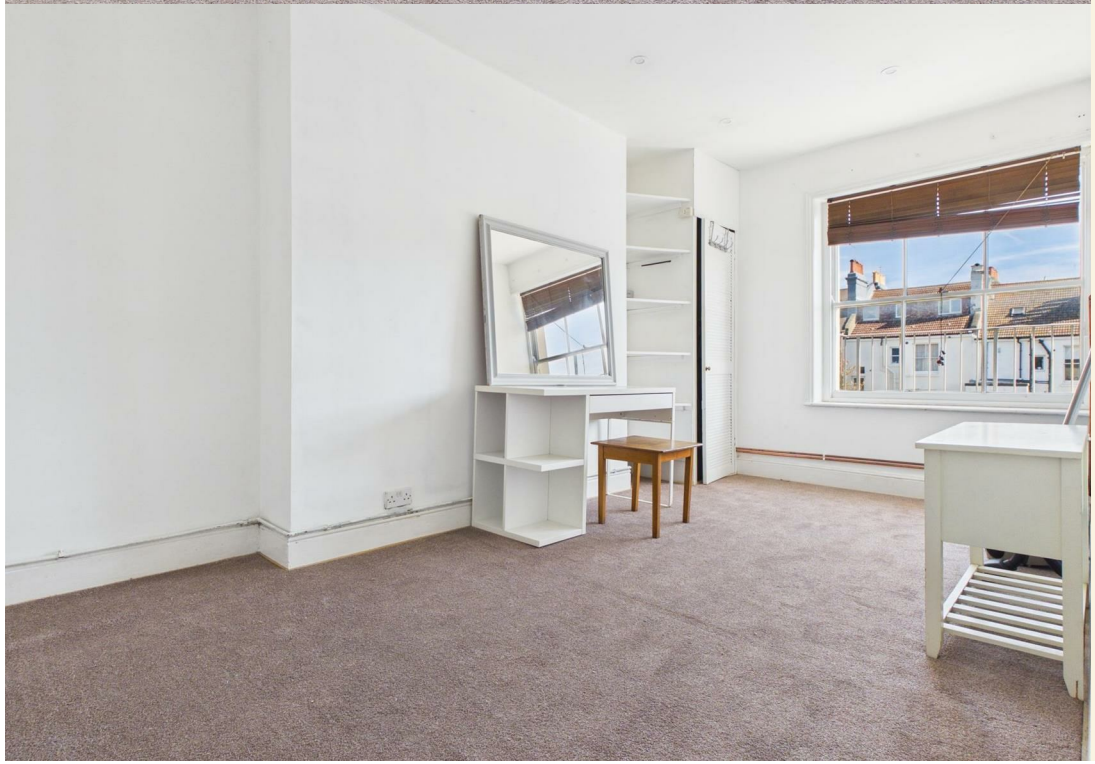
Located in sought after Brunswick Town, Hove, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 613 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertaining.

The flat comprises two spacious bedrooms, providing ample room for rest and personal space. The shower room is thoughtfully designed, ensuring both functionality and style.

Brunswick Place is known for its vibrant community and proximity to the stunning Hove seafront, making it an ideal location for those who appreciate coastal living. With local amenities, shops, and cafes just a short stroll away, this property is perfectly situated for a lifestyle that balances tranquillity and accessibility.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- TOP (FOURTH) FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- WEST ASPECT LOUNGE
- SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- AVAILABLE NOW





FOURTH FLOOR

ENTRANCE HALL
Recessed downlighting, entry phone system, shelving unit, radiator.

LOUNGE
West aspect sash window with roof top views to the sea, feature fireplace with wooden mantle, cast iron inset and tiled hearth, shelving to chimney recess, radiator.

KITCHEN
Fitted with a range of eye level wall cupboards and base cupboards, corian worktops with tiled surround, single bowl single drainer sink unit with extendable mixer tap, electric oven, electric hob with extractor fan over, washer/dryer, fridge with freezer compartment, recessed downlighting,

BEDROOM 1
East aspect sash window, recessed downlighting, cupboard housing boiler with shelving to side, radiator.

BEDROOM 2
West aspect sash window with rooftop views to the sea, recessed downlighting, radiator.

SHOWER ROOM
Fitted with white suite comprising shower cubicle with wall mounted shower and additional electric shower, pedestal wash hand basin with mixer tap, low level close coupled WC, recessed downlighting, shelving, tiled walls, tiled floor, chrome ladder style heated towel rail, window.

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.

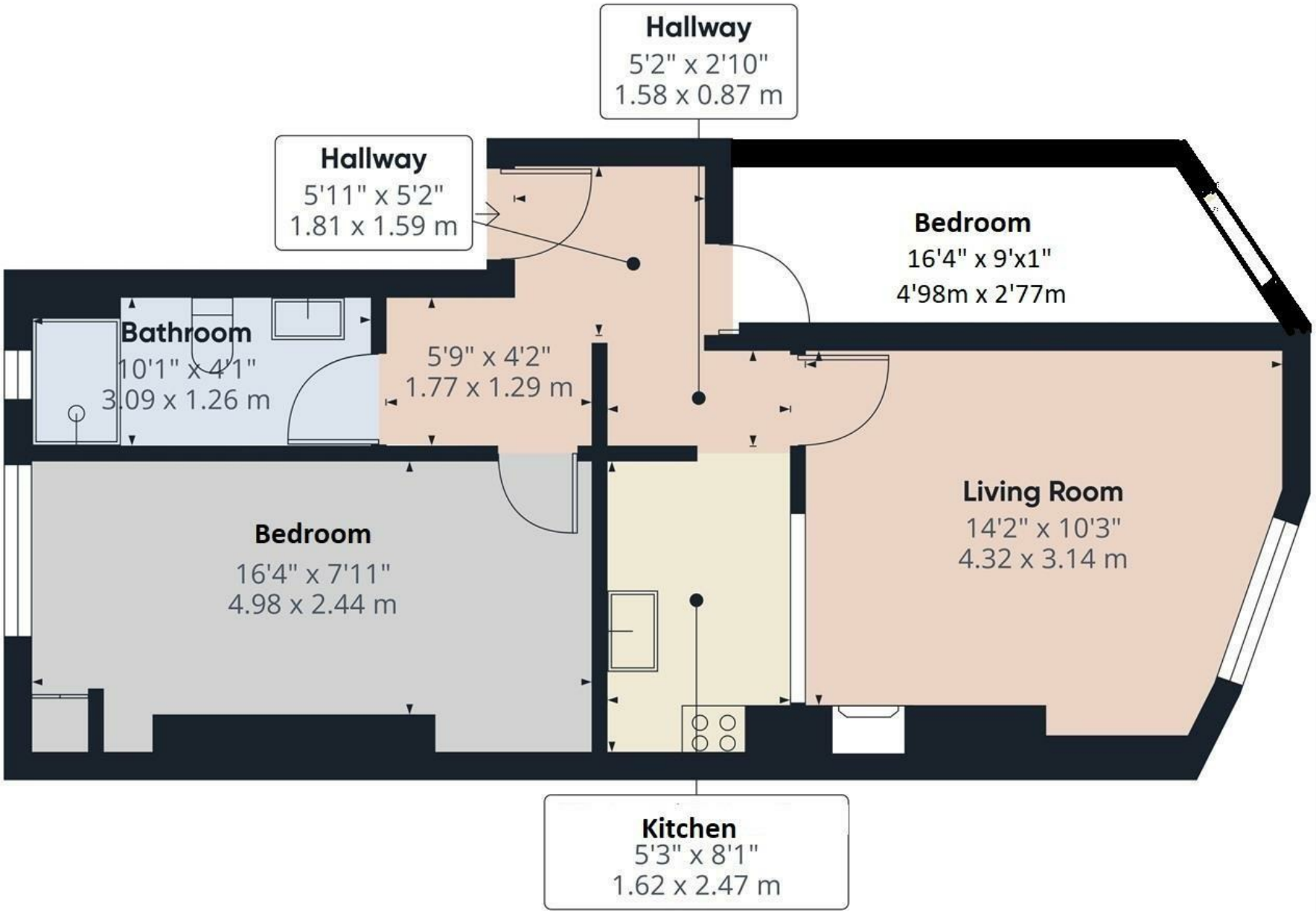
Lost Key(s) or other Security Device(s)

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)

613 square feet
57 square meters

(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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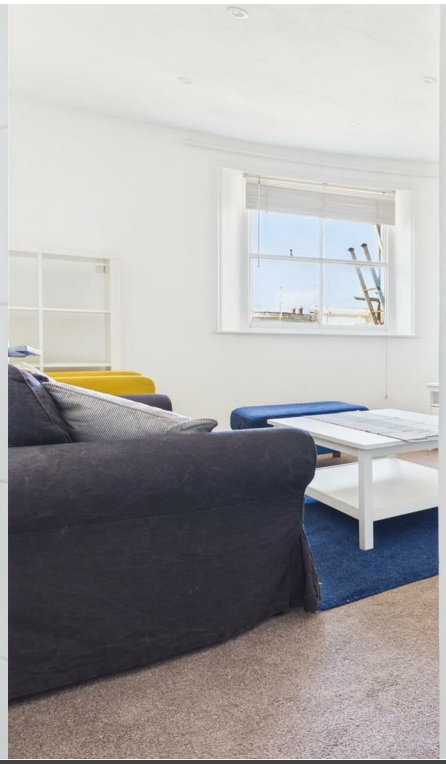
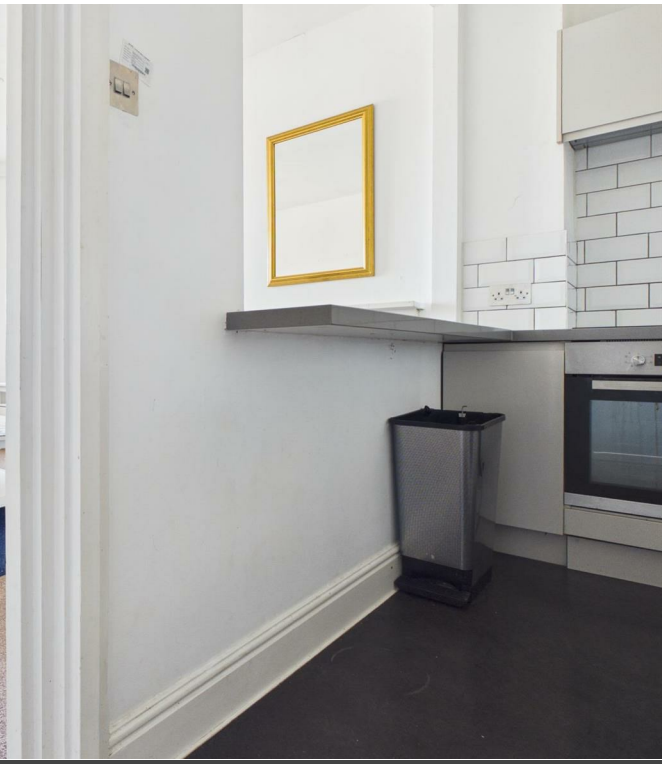
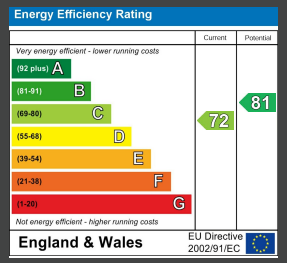




ENERGY PERFORMANCE CERTIFICATE (EPC)



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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