



NOT FOR SHARERS. A THREE STOREY terraced house in the EVER POPULAR PORTHALL AREA of Brighton. The property offers SPACIOUS ACCOMODATION including TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS, KITCHEN/BREAKFAST ROOM, BATH/SHOWER ROOM, EN-SUITE SHOWER ROOM, WC, WEST ASPECT PATIO/GARDEN, EPC E.

- THREE STOREY TERRACED HOUSE
- FAMILIES ONLY NO HMO LICENSE
- SPACIOUS ACCOMODATION
- TWO RECEPTION ROOMS
- THREE SPACIOUS DOUBLE BEDROOMS
- BATH/SHOWER ROOM + WC
- EN SUITE SHOWER ROOM
- BEAUTIFULLY DECORATED
- WEST ASPECT GARDEN
- WEALTH OF PERIOD FEATURES







## GROUND FLOOR

### ENTRANCE HALL

Dado rail, exposed floorboards, radiator.

### LOUNGE

Three double glazed windows to bay with plantation shutters, ceiling coving, picture rail, feature fireplace with wooden mantle and cast iron inset, exposed floorboards, radiator.

### DINING ROOM

Feature open fireplace with wooden mantle, shelving to chinmey recess, exposed floorboards, double glazed doors to PATIO/GARDEN.

### KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with space to dine.

## FIRST FLOOR

### LANDING

Dado rail.

### BATH/SHOWER ROOM

Fitted with white suite comprising tiled panelled bath with centralised mixer tap and shower attachment, tiled shower cubicle, tiled work top with wash hand basin and cupboards under, cupboard to recess, tiled floor, radiator, frosted double glazed window.

### SEPARATE WC

Fitted with white suite, frosted double glazed window.

### BEDROOM 2

Three double glazed windows to bay with further double glazed window, plantation shutters to sides, ceiling coving, feature fireplace with marble surround and castiron/tiled inset and tiled hearth, radiator.

### BEDROOM 3

Double glazed window, feature fireplace with marble surround and cast iron/tiled inset, radiator.

## SECOND FLOOR

### LANDING.

Double glazed window.

### BEDROOM 1

Double aspect, double glazed window, 'Velux' skylight, radiator, door to:

### EN SUITE SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and tiled splashback, low level close coupled WC, 'Velux' skylight.

## EXTERNAL

### PATIO/GARDEN

West aspect, part paved, two garden sheds.

## COUNCIL TAX BAND C - £2,182.92

### 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

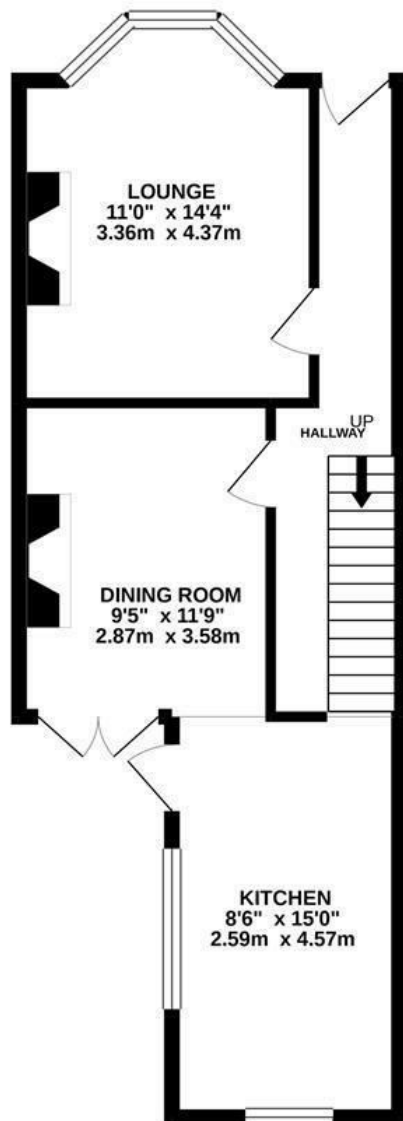
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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

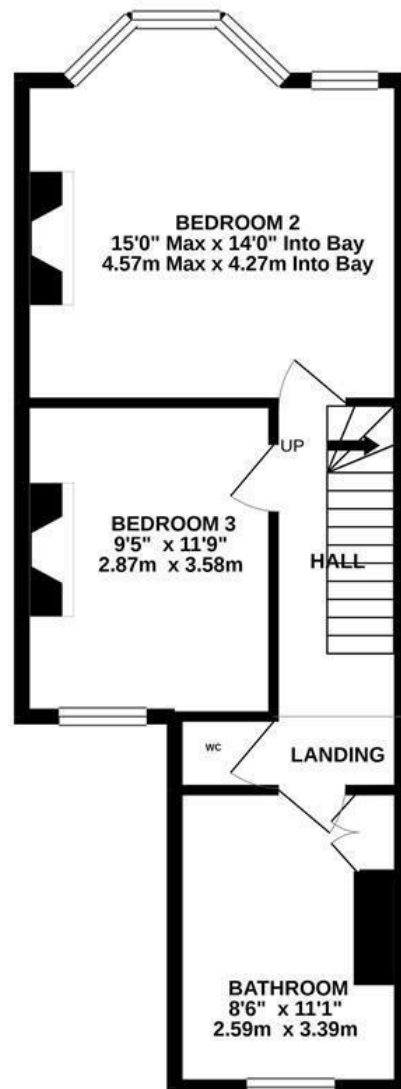
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If 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)

GROUND FLOOR



1ST FLOOR

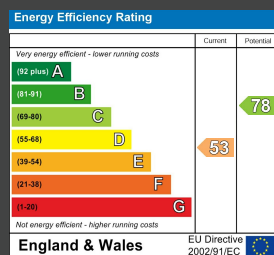


2ND FLOOR





## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band:** C

**Maintenance:** n/a

**Lease Length:** n/a

**Ground Rent:** n/a

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## 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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