



A SPACIOUS ground floor mansion flat in a CONVERTED PERIOD BUILDING within close proximity to HOVE STATION. The accommodation comprises entrance hall, 20' WEST ASPECT LOUNGE, SEPARATE KITCHEN, TWO DOUBLE BEDROOMS with EN SUITE SHOWER ROOMS, WC, UTILITY ROOM, PARKING, PERIOD FEATURES, PART FURNISHED, EPC D.

- VIDEO TOUR AND FLOORPLAN
- GROUND FLOOR MANSION FLAT
- CONVERTED PERIOD BUILDING
- 20' WEST ASPECT LOUNGE
- SEPARATE KITCHEN + UTILITY ROOM
- EN SUITE SHOWER ROOMS + WC
- PERIOD FEATURES AND CHARM
- PARKING FOR TWO CARS
- TWO DOUBLE BEDROOMS
- PART FURNISHED





#### GROUND FLOOR

##### ENTRANCE HALL

Ornate ceiling coving, dado rail, entry phone, storage cupboard.

##### LOUNGE/DINING ROOM

Measuring 25'3" x 21'4" Maximum.

Six West aspect casement windows with floral patterned coloured glass leaded light windows over, ornate ceiling moulding, ceiling coving, picture rail, high skirting, three radiators.

##### SEPARATE KITCHEN

Fitted kitchen with range oven, fridge/freezer, dishwasher, East aspect sash window.

##### BEDROOM 1

Four West aspect casement windows with leaded light windows over, ornate coving, picture rail, wardrobes and drawer units, radiator, door to:

##### EN SUITE SHOWER ROOM

Fitted with tiled shower cubicle, wash hand basin with mixer tap and drawers under, low level close coupled WC, tiled walls and floor, South aspect window.

##### BEDROOM 2

Four East aspect casement windows, further casement window to side, ornate ceiling moulding, ceiling coving, picture rail, cupboard, radiator, door to:

##### EN SUITE SHOWER ROOM.

Fitted with shower cubicle, wash hand basin, low level close coupled WC, coloured glass leaded light window.

##### SEPARATE WC

Low level close coupled WC, wash hand basin.

##### UTILITY ROOM

Located off the communal hallway, comprising work top with inset sink and cupboards under, washing machine, tumble dryer, wall mounted combination boiler, picture rail, dado rail, South aspect coloured glass leaded light window.

##### EXTERNAL

##### PARKING SPACES

Accessed via a driveway to the side of the building, parking for up to two cars.

##### COUNCIL TAX BAND E - £3,001.52

##### 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 and 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



## The Drive



Approximate Floor Area  
1285.21 sq ft  
(119.40 sq m)

Approximate Gross Internal Area = 119.40 sq m / 1285.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	
(55-68) D			65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

**Council Tax Band:** E  
**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.