



A BEAUTIFUL, ELEGANT and STYLISHLY PRESENTED raised ground floor flat located on one of HOVE'S FINEST SEAFRONT SQUARES. The accommodation comprises, LOUNGE, TERRACE ROOM, KITCHEN/DINING ROOM, TWO EN SUITES, WC, FRONT TERRACE, REAR TERRACE, EPC E.

- BEAUTIFUL, ELEGANT AND STYLISH
- RAISED GROUND FLOOR FLAT
- CONVERTED PERIOD BUILDING
- SPACIOUS LOUNGE
- KITCHEN/DINING ROOM
- TWO BEDROOMS, BOTH EN SUITE
- TERRACE ROOM/OCCASIONAL BEDROOM
- FRONT AND REAR TERRACES
- HIGH CEILINGS, PERIOD FEATURES
- ABSOLUTE MUST VIEW





#### GROUND FLOOR

##### ENTRANCE HALL

Ornate coving, picture rail, dado rail, high skirting, Herring bone wooden flooring, entry phone system.

##### LOUNGE

Two East aspect sash windows with folding shutters to sides, ornate coving, picture rail, dado rail, feature fireplace with marble mantle, cast iron inset and slate hearth, fitted cupboards and shelving, high skirting.

##### MASTER BEDROOM

Two sash windows with folding shutters to sides, ornate coving, picture rail, feature fireplace with wooden mantle, cast iron inset and slate hearth, fitted wardrobes and drawers, high skirting, Herring bone wooden flooring, door to:

##### EN SUITE BATH/SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, tiled panel bath with centralised mixer tap, tiled worktop with bowl sink and mixer tap, low level WC with concealed cistern, recessed downlighting, mirror fronted medicine cabinet, chrome ladder style heated towel rail, tiled walls and floor, feature arched windows.

##### HALLWAY

Picture rail, fitted cupboards, flagstone floor, double multi glass pane doors to:

##### TERRACE ROOM/OCCASIONAL BEDROOM

Ornate coving, picture rail, flag stone floor, East aspect multi glass pane doors to FRONT TERRACE.:

##### SEPARATE WC

Low level WC with concealed cistern, worktop with wash hand basin with mixer tap, fitted mirrors and shelving, recessed downlighting, extractor, part tiled walls, tiled floor.

##### BEDROOM 2

Sash window, ceiling coving, door to:

##### EN SUITE WET ROOM

Fixed head shower, wash hand basin with mixer tap, low level close coupled WC, recessed downlighting, tiled walls and floor, frosted window.

##### KITCHEN/DINING ROOM

Modern fitted kitchen comprising eye level wall cupboards and base cupboard and drawer units, composite working surfaces with inset one and a quarter bowl with mixer tap, electric oven, microwave/oven, warming oven, double fridge, freezer, washing machine, tumble dryer, tiled floor, window, further double glazed window, door to rear access, (Leading to St John's Rod), folding door to:

##### EXTERNAL

##### FRONT TERRACE

East aspect, oblique sea views and views to the Square's gardens.

##### REAR TERRACE

West aspect, spacious.

##### COUNCIL TAX BAND C - £2,078.28

##### Full Description

A BEAUTIFUL, ELEGANT and STYLISHLY PRESENTED raised ground floor flat situated in a CONVERTED PERIOD BUILDING, located on one of HOVE'S FINEST SEAFRONT SQUARES. The accommodation comprises, SPACIOUS LOUNGE, TERRACE ROOM, KITCHEN/DINING ROOM, TWO EN SUITES, SEPARATE WC, FRONT TERRACE, WEST ASPECT REAR TERRACE, PERIOD FEATURES, HIGH CEILINGS, A MUST VIEW, EPC E.

##### ADDITIONAL

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)

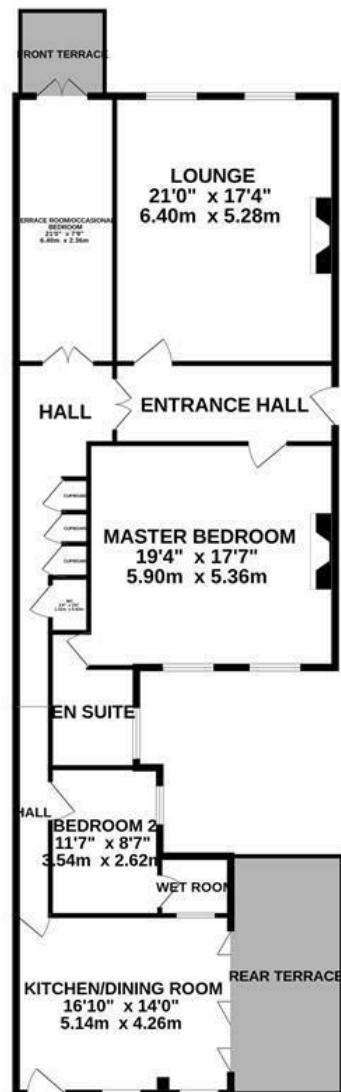
Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

##### Security Deposit (per tenancy. Rent of £50,000 or over per year)

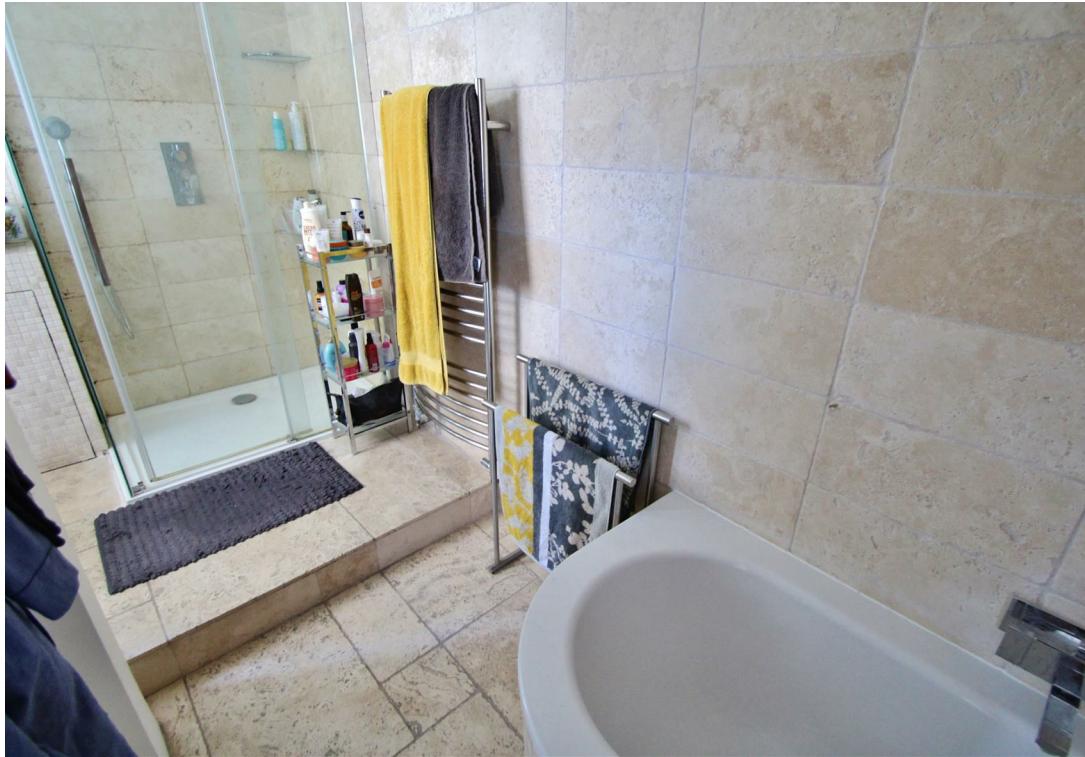
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.



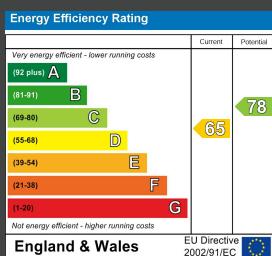
## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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: 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.