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VIRTUAL VIEWINGS



15A WATERLOO STREET, HOVE, BN3 1AQ

£1,750 PER MONTH


AEG







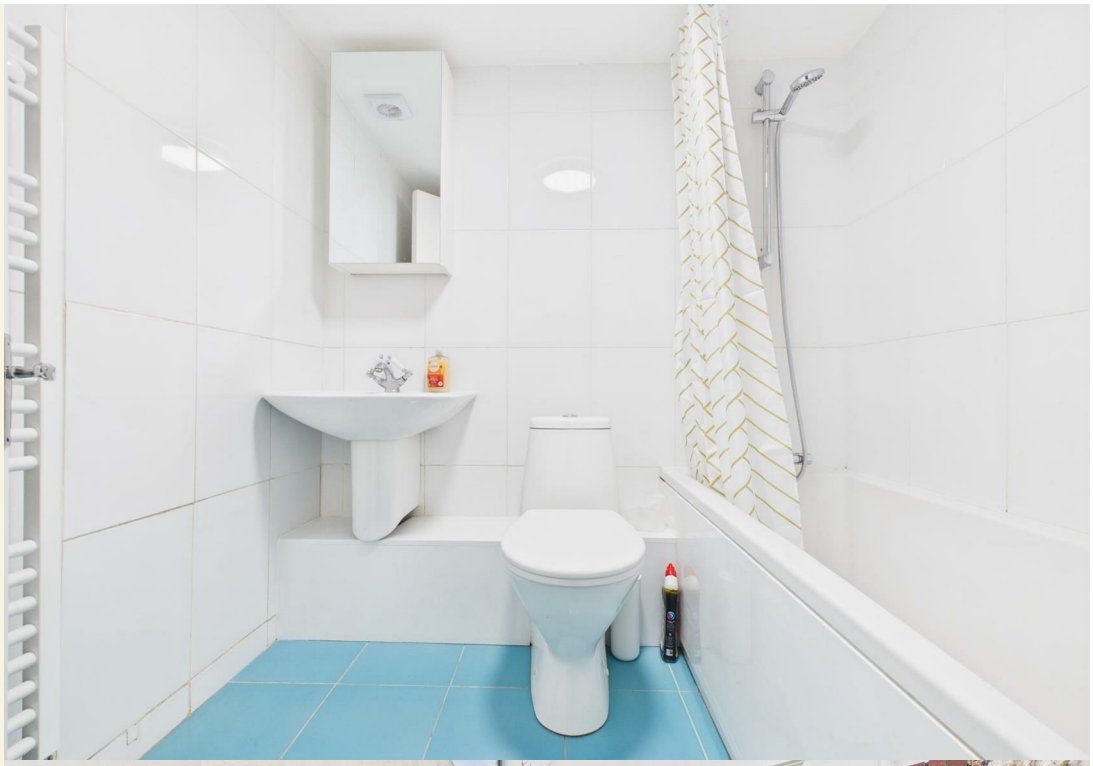
Nestled in the charming area of Hove, this delightful period flat on Waterloo Street offers a perfect blend of classic elegance and modern comfort. Spanning an impressive 677 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a stylish retreat by the coast.

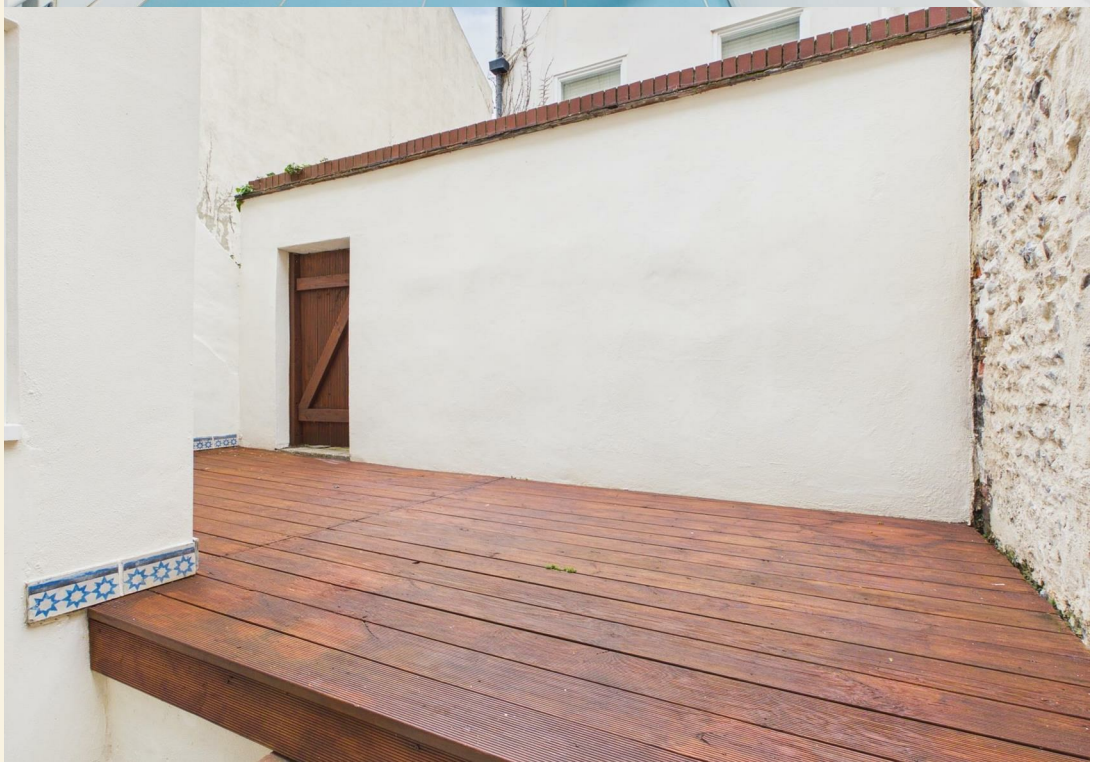
Upon entering, you are greeted by a welcoming reception room that exudes warmth and character, providing an inviting space for relaxation or entertaining guests. The flat features two bathrooms, ensuring convenience and privacy for all occupants. The kitchen has been newly fitted and is bathed in light from four skylight windows.

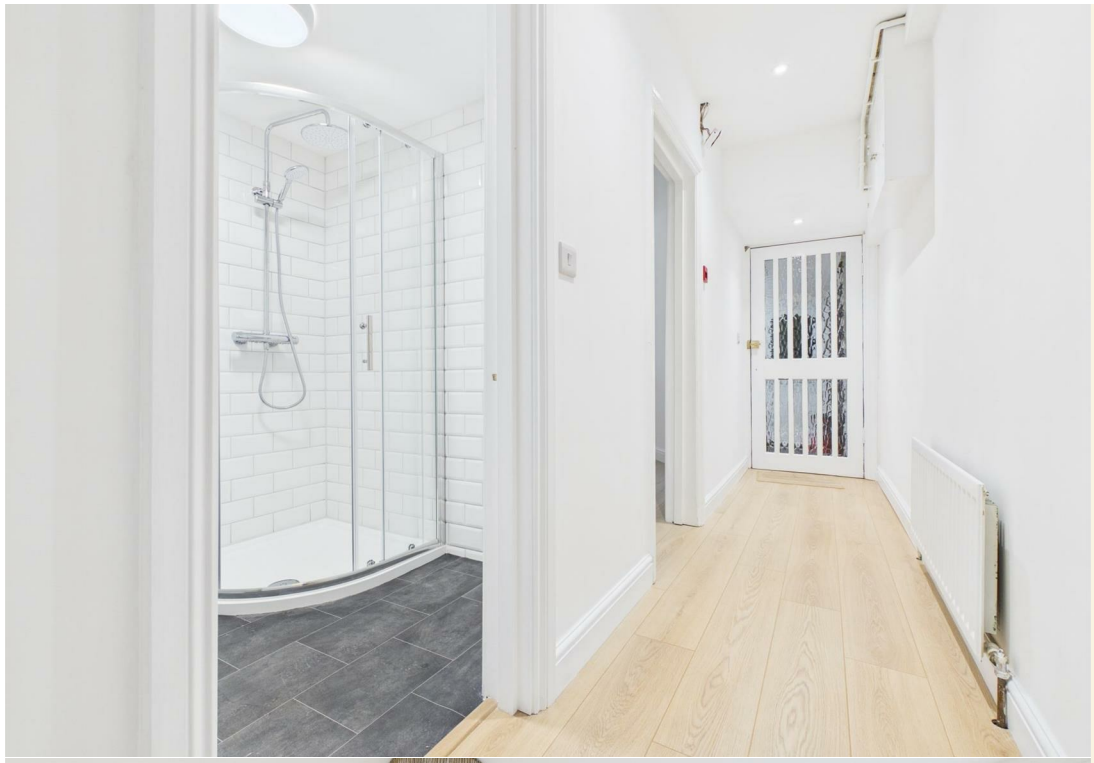
The period features of the property add a unique charm, showcasing the architectural beauty typical of Hove's historic buildings. With its prime location, residents can enjoy easy access to local amenities, including shops, cafes, and the stunning seafront, all within a short stroll.

This flat presents an excellent opportunity for those looking to embrace the vibrant lifestyle that Hove has to offer, combining comfort, style, and a fantastic location. Whether you are seeking a new home or a savvy investment, this property is sure to impress.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- RECENTLY REFURBISHED
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- TWO BEDROOMS TWO BATHROOMS
- WEST ASPECT LOUNGE
- SEPARATE WEST ASPECT KITCHEN
- WEST ASPECT PATIO/GARDEN
- OWN STREET ENTRANCE
- A MUST VIEW PROPERTY









LOWER GROUND FLOOR

ENTRANCE HALL
Recessed downlighting, laminated wooden flooring, radiator.

BEDROOM 1
Three East aspect timber framed double glazed windows to bay, laminated wooden flooring, two radiator, door to:

EN SUITE BATHROOM
Fitted with white suite comprising panelled bath with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap and mirror fronted medicine cabinet over, low level close coupled WC, tiled walls, tiled floor, extractor fan ladder style heated towel rail..

SHOWER/ROOM
Newly fitted white suite comprising tiled shower cubicle with fixed and flexible shower heads, WC with wash hand basin on top, tiled walls, extractor fan, ladder style heated towel rail.

LOUNGE/DINING ROOM
Four wall light points, laminated wooden flooring, two radiators.

KITCHEN
Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer with mixer tap, electric oven, gas hob with extractor fan over, plumbed space for washing machine, space for fridge/freezer, wall mounted 'Vaillant' combination boiler, tiled floor, four skylights, West aspect glass panel door with window to side to PATIO/GARDEN.

INNER HALLWAY
Laminated wooden flooring.

BEDROOM 2
Double aspect, timber framed double glazed windows, laminated wooden flooring, radiator.

EXTERNAL

PATIO/GARDEN
West aspect, split level, decking.

COUNCIL TAX BAND B - £2,006.23

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.

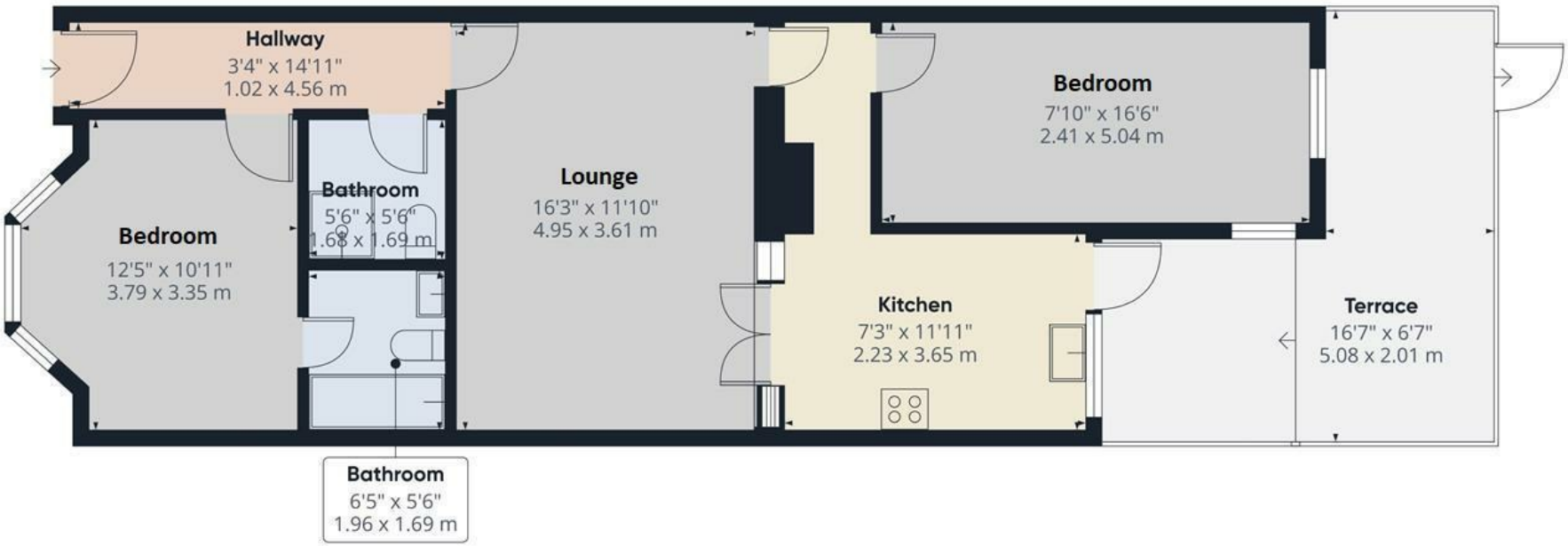
Unpaid Rent

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).


Russell Hobbs



Approximate total area(1)

680 ft²

63.1 m²

Balconies and terraces

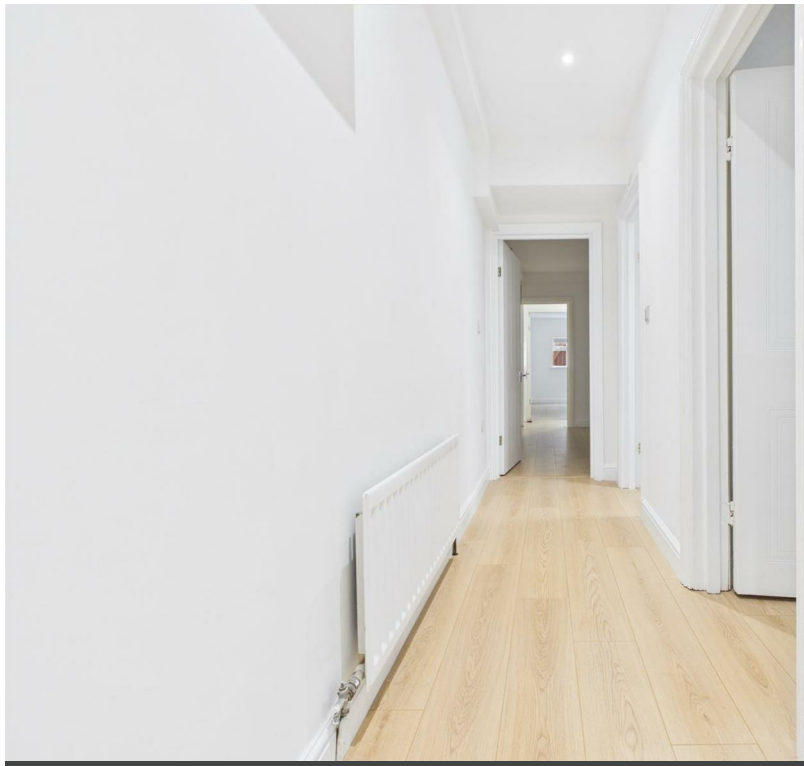
175 ft²

16.3 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.

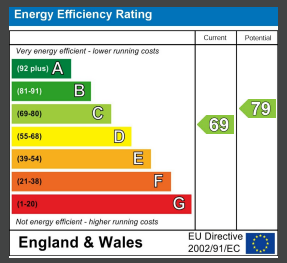
GIRAFFE360







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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