



10 St Johns Road, Hove, BN3 2FB

£1,250 Per Calendar Month

A UNIQUE NEWLY CREATED SPLIT LEVEL LOFT STYLE APARTMENT CLOSE TO SEA FRONT

Situated in a convenient position to the south of Western Road, Hove. Western Road offers extensive shopping, restaurants and bars as well as regular bus service providing access to most parts of town. The property is also well situated for access to Brighton and Hove mainline railway stations with their links to London. Hove bathing beaches and lawns are also located within 1000 yards.

COMMUNAL ENTRANCE HALL

Stairs to First floor

LOUNGE 15'4" x 10'9" (4.67 x 3.28)

Luxury vinyl flooring. Video Entry phone.

KITCHEN 11'3" x 8'4" (3.43 x 2.54)

Newly fitted with range of eye level and base units, with integrated fridge/freezer, electric hob and oven, washing machine.

SHOWER ROOM

STAIRS LEADING TO

BEDROOM 10'10" x 10'9" (3.30 x 3.28)

DRESSING ROOM/STUDY 10'0" x 7'0" (3.05 x 2.13)

TENANTS INFORMATION

Permitted payments

Before the tenancy starts

A holding deposit equivalent to 1 week's rent will be required to secure the property which will be deducted from the first month's rent.

1 month's rent in advance.

Dilapidation deposit of 5 weeks rent

During the tenancy

Payment of up to £50.00 if you want to change the Tenancy Agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate for each day the payment is outstanding, providing the rent has been outstanding for 14 days.

Payment for reasonable costs for replacement of lost keys or other security devices;

Payment of any unpaid rent or other reasonable costs associated with your early termination of the Tenancy

During the tenancy (payable to the provider) if permitted and applicable

Utilities - gas, electricity, water

Council Tax

Communications - telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television Licence

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

All monies held are done so under the terms of the Property Redress Scheme as set out by The Property Ombudsman as well as ARLA, both of which we are registered/members of.

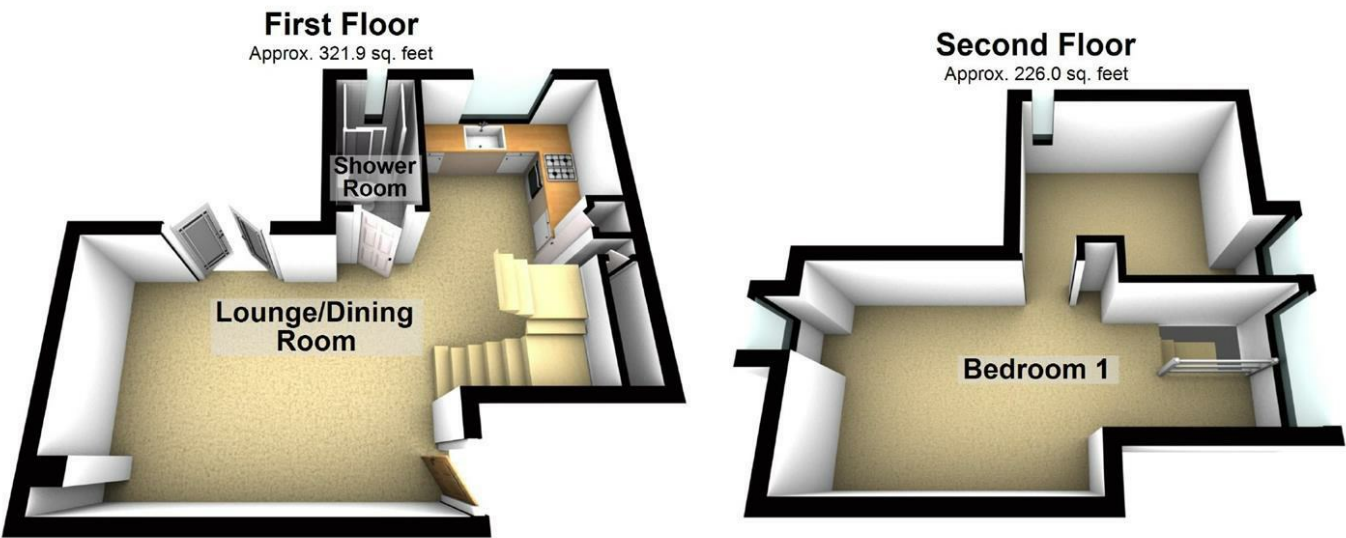
All Dilapidation Deposits received are registered and placed with the Deposit Protection Service.

You can find out more details on our website or by contacting us directly.

COUNCIL TAX

Band A

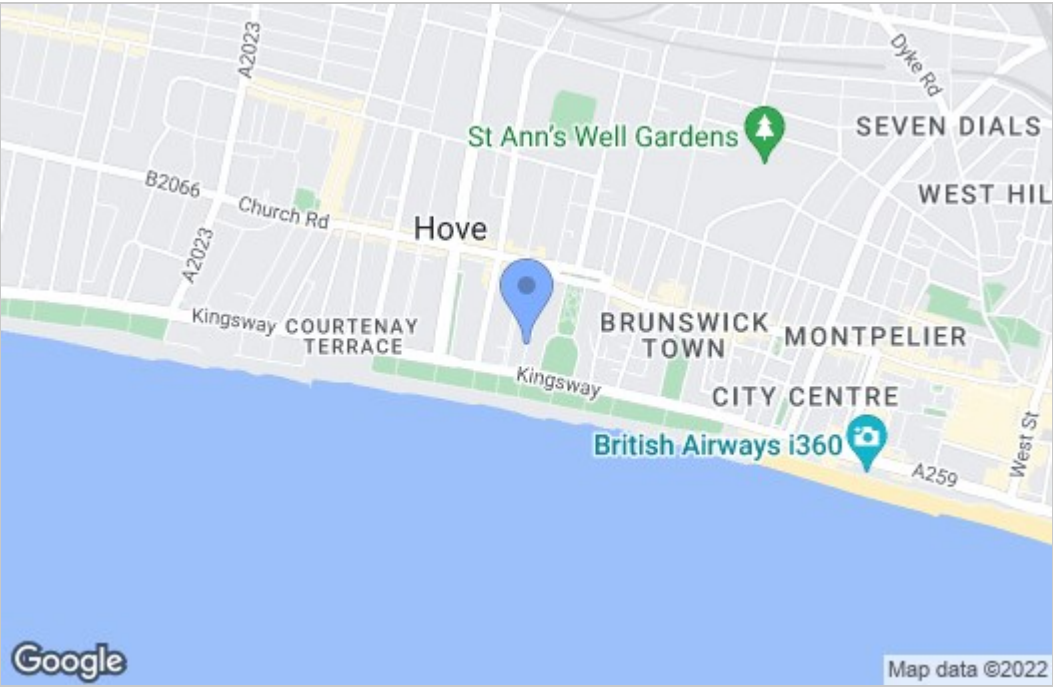
Floor Plan



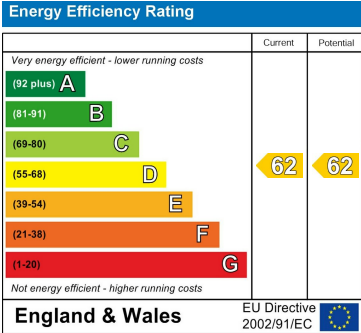
Total area: approx. 547.9 sq. feet

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.