



## 48 Elm Drive

Hove, BN3 7JJ

£2,300



An unfurnished semi detached house in popular location close to schools, shops, doctors and dentists. On the ground floor the property opens up to LOUNGE, dining room, KITCHEN, downstairs W.C, CONSERVATORY opening onto SOUTH FACING GARDEN, stairs leading to 2 BEDROOMS, bathroom and study area with further stairs to BEDROOM 1 with EN SUITE SHOWER ROOM, OFF STREET PARKING for 1 car.

Please note the GARAGE is not included within the let.

Available Mid July

NOT SUITABLE FOR MORE THAN 2 SHARERS



## TENANCY REQUIREMENTS

### Relevant Letting Fees and Tenant Protection Information

As well as paying the rent, you may also be required to make the following permitted payments.

#### 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.

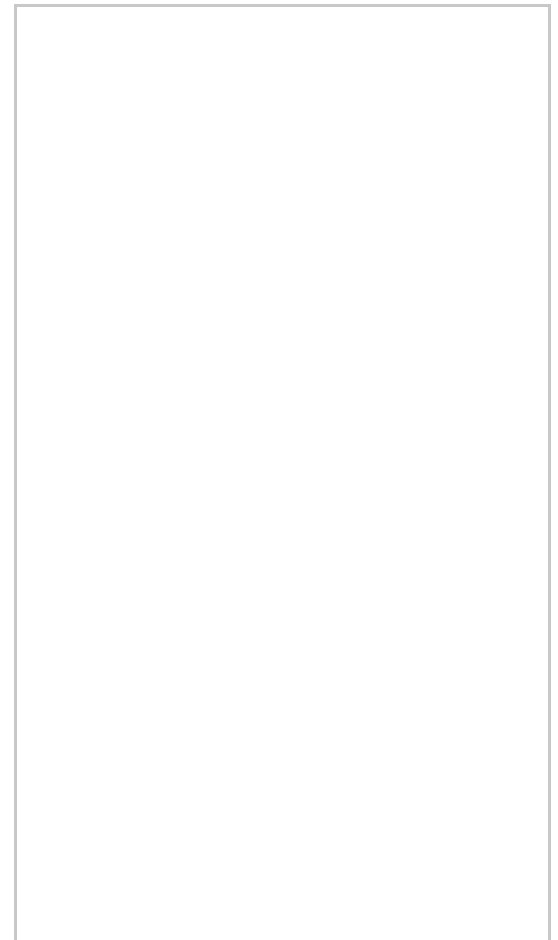
## COUNCIL TAX

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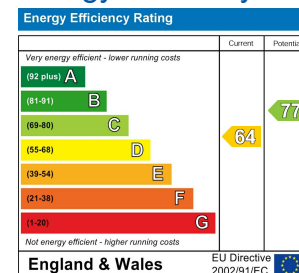
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.