

TO LET



Grand Avenue, Hove
£1,475 pcm


MARTIN&CO

Grand Avenue, Hove

Flat,
2-bedroom, 1 bathroom

£1,475 pcm

Date available: Available Now

Deposit: £1,700

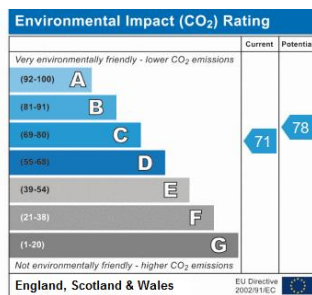
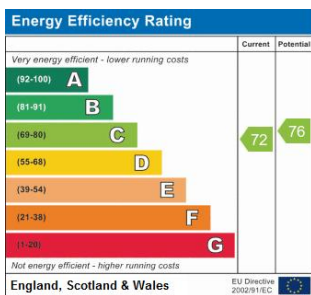
Unfurnished

- SEAVIEWS AND SEAFRONT LOCATION
- NEW KITCHEN WITH MODERN APPLIANCES
- NEW CARPETS THROUGHOUT
- 2 BEDROOMS
- CLOSE TO LOCAL BUS ROUTES IN THE CITY
- CLOSE TO LOCAL SHOPS AND CAFES
- ELEVATED POSITION IN BLOCK



A refurbished spacious 2 bedroom flat on the 8th floor of a popular block in Grand Avenue in Hove. Situated within 5 minutes' walk to the Hove seafront and Lawns, close by is many of Hove's cafes and local shops. On direct bus routes throughout the city of Brighton and Hove. The property comprises of a entrance hallway, 2 bedrooms, shower room, new fitted kitchen with fridge freezer and integrated oven and hob, lounge with views towards the sea. Included all new carpets throughout and washing machine if required.

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter the tenancy. In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



Martin & Co Brighton

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Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

