



## 16 Derek Avenue

Hove, BN3 4PF

**£2,250**



A SPACIOUS 3 BEDROOM UNFURNISHED SEMI DETACHED HOUSE IN THE FAVOURED LOCATION OFF OF HOVE SEAFRONT IN THE NEW CHURCH ROAD AREA OF HOVE. CLOSE TO STATION, SCHOOLS, AND AMENITIES. OFFERING LOUNGE, DINING ROOM, KITCHEN, BATHROOM, CLOAKROOM, PRIVATE DRIVEWAY TO GARAGE, WEST FACING GARDEN.

AVAILABLE NOW

Tenants to be in permanent employment with annual combined income £85,500 + or UK resident guarantor(s) with annual income £102,500 +, have a clean Credit file with no CCJ's.



ENTRANCE HALL  
CLOAK ROOM W/C  
LOUNGE  
DINING ROOM  
CONSERVATORY  
KITCHEN  
STAIRS TO FIRST FLOOR  
LANDING  
BEDROOM ONE  
BEDROOM TWO  
BEDROOM THREE  
BATHROOM  
UTILITY ROOM  
OUTSIDE  
FRONT GARDEN  
PRIVATE DRIVE  
GARAGE  
REAR GARDEN

**TENANCY REQUIREMENTS**  
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 device.

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.

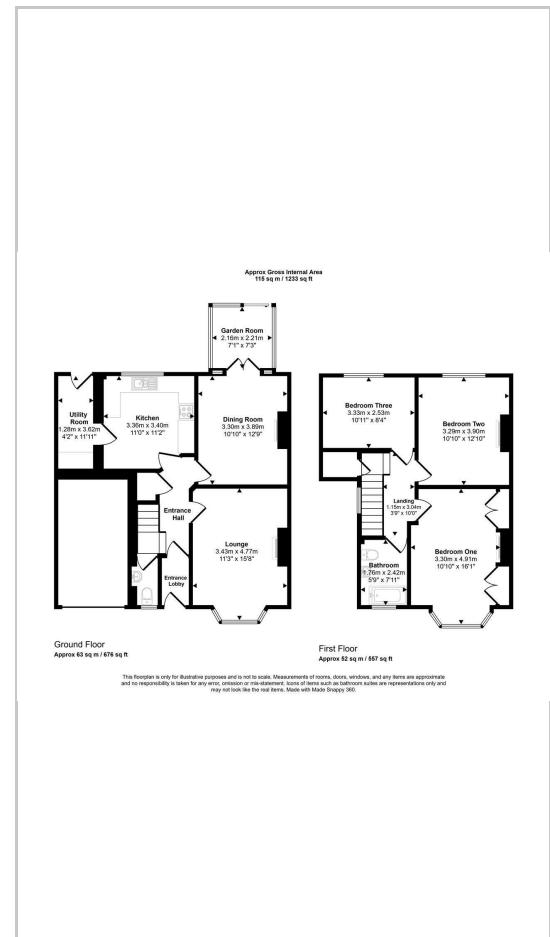
**COUNCIL TAX**  
BAND E

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

