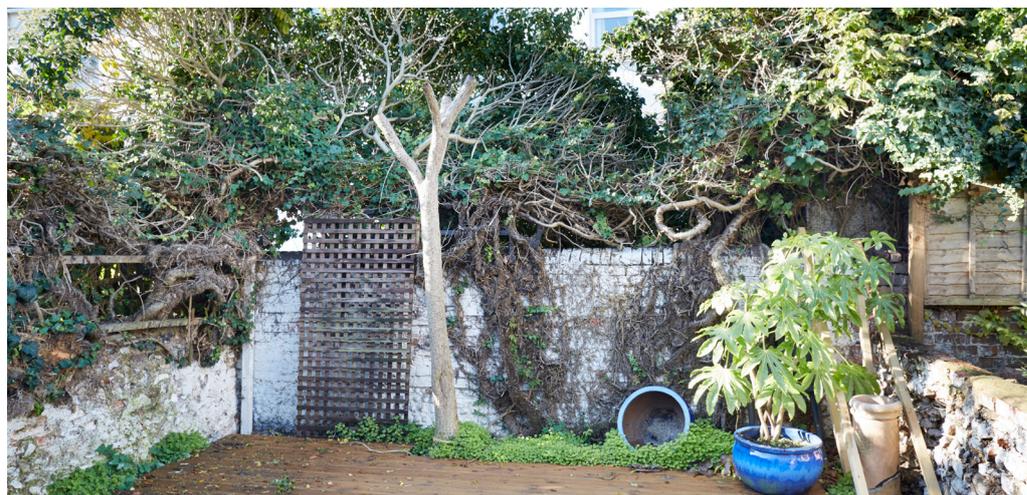


OSBORNE VILLAS
MAISONETTE
2 BEDROOMS

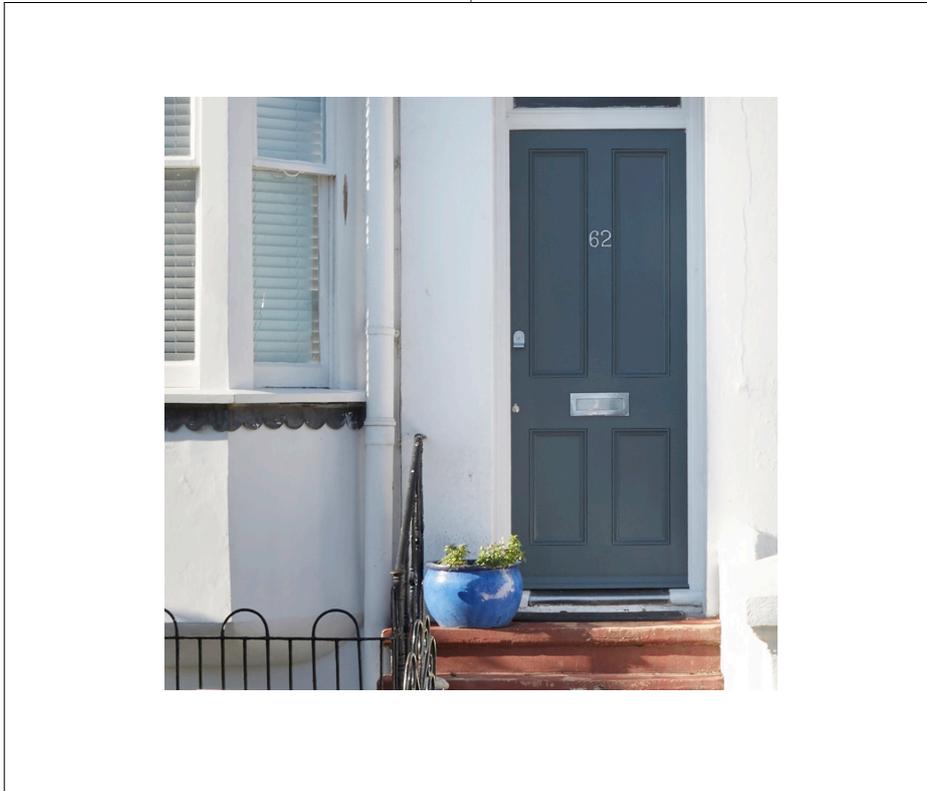


A Victorian maisonette over the ground and first floor with two bedrooms and a westerly facing patio garden. Located close to Hove seafront. The ground floor has a through lounge-dining room, a cloakroom, and a separate kitchen that leads to the patio garden; the upper floor has two bedrooms and a bathroom. This is a characterful, stylish and confident refurbishment.

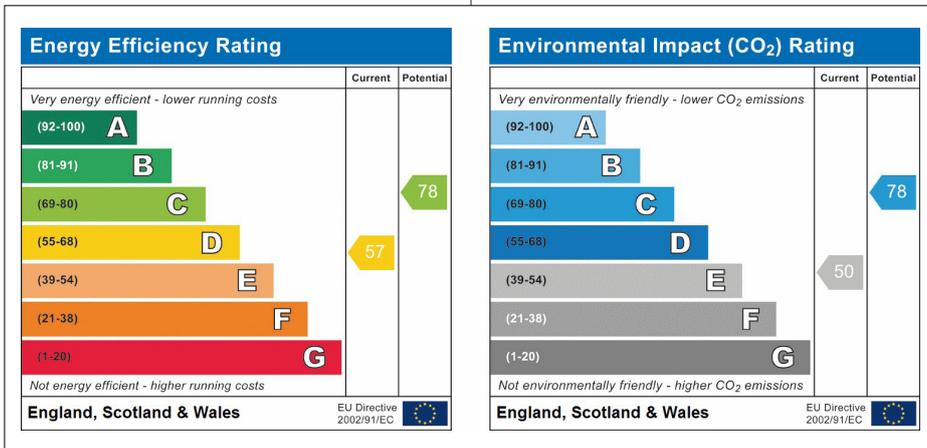
NASH WATSON
 69 A&B CHURCH ROAD
 HOVE
 BN3 2BB
 01273 733 500
 HOME@NASHWATSON.COM

OSBORNE VILLAS

MAISONETTE 2 BEDROOMS



BLUEPRINT..



ENERGY PERFORMANCE GRAPH..

The particulars we have prepared in this brochure are just a guide. No survey has been carried out and room sizes are approximate. Whilst we take reasonable care to ensure its accuracy, we cannot guarantee this and do not supply any warranty or representation of any kind in relation to the content herein.

Our redress scheme is The Property Ombudsman www.tpos.co.uk Nash Watson Ltd have client money protection insurance provided by Client Money Protect Membership number: CMP003294 www.clientmoneyprotect.co.uk

Nash Watson Ltd trading as 'Nash Watson' is a company registered in England. Registration number: 6913269. Registered Offices: (no correspondence please) 23 St Leonards Road, Bexhill On Sea, East Sussex, TN40 1HH.



tenancy and fees information

All prices include VAT

CHARGES IN LINE WITH THE TENANT FEES ACT 2019:

A holding deposit is no more than one week's rent. Please note that the holding deposit is always refundable unless you fail the right to rent check, you give false or misleading information, you notify the landlord or agent before the deadline day that you have decided not to enter into an agreement and, if an agreement has not been reached when the landlord and agent have taken all reasonable steps to enter the tenancy but the tenant has not.

A security deposit is no more than five weeks' rent where the annual rent is less than £50,000 and six weeks' rent where the annual rent is £50,000 or more. Prior to moving in, the first month's rent and the security deposit are payable.

PAYMENTS YOU MAY MAKE IN ADDITION TO RENT:

Payment of up to £50 if you want to change the tenancy agreement, change a sharer, keep pets at the property and, if requested by the tenant, terminate the tenancy early. There are no charges for extending or renewing a tenancy.

DEFAULT FEES:

Payment for the reasonably incurred costs for the loss of keys and security devices.

TENANT PROTECTION:

Nash Watson Ltd trading as Nash Watson is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. Where Nash Watson is managing the tenancy, security deposits are held with the Deposit Protection Service.

Our letting agent redress scheme is The Property Ombudsman (TPO) www.tpos.co.uk
Tenant's deposits are protected with the Deposit Protection Service (DPS) www.depositprotection.com
Nash Watson Ltd have client money protection insurance provided by Client Money Protect (CMP)
Membership number: CMP003294 www.clientmoneyprotect.co.uk

Nash Watson 69 a&b Church Road, Hove, BN3 2BB Telephone: 01273 733500 Email: lettings@nashwatson.com
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