

DENMARK VILLAS

MAISONETTE  
3 BEDROOMS

Spacious, bright  
and airy with  
classic styling..



# Spacious, bright and airy with classic styling..

Set inside a Victorian semi detached house over the first and second floors, a three bedroom maisonette, ideally located close to Hove station. This vibrant home has a kitchen-breakfast room with 'French' style doors leading to an easterly facing living room, a large bathroom with separate shower cubicle and double sinks, a master bedroom, and there are two further bedrooms, one with en-suite. Great 'feel', spacious, bright and airy with classic styling. Worth a visit.

NASHWATSON

beautifully imperfect since 2009



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Denmark Villas



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.

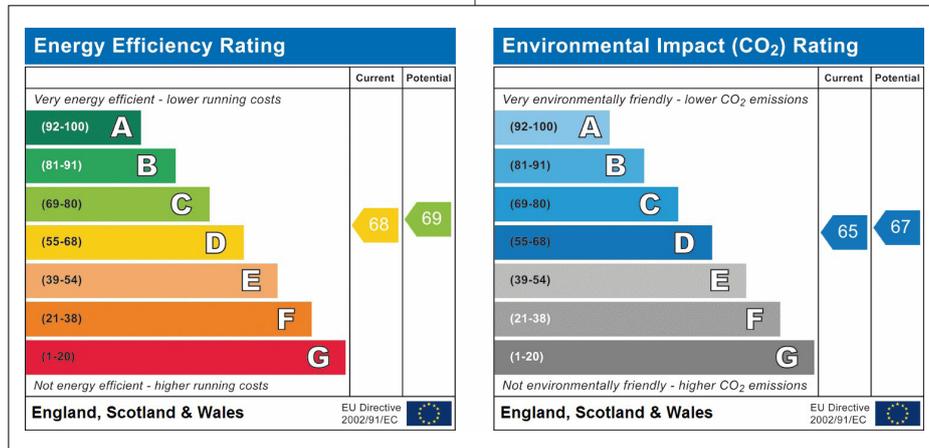
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DENMARK VILLAS

MAISONETTE 3 BEDROOMS



BLUEPRINT..



ENERGY PERFORMANCE GRAPH..

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

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