



28 Broad Rig Avenue

Hove, BN3 8EW

£2,150 Per Calendar Month



An unfurnished extended detached 4 bedroomed chalet bungalow with lounge, kitchen, bathroom, shower room, conservatory, gardens, private driveway providing off street parking leading to garage.

Available End of April

Situated between Hangleton Valley Drive and Lynchets Crescent with local shopping facilities available in Hangleton Way and Towns Corner, Sainsburys superstore is a miles walk away. Buses pass in Hangleton Way providing access to most parts of town, including the mainline railway stations. St Helens Green and Greenleas Park are located within half a mile of the property. Downland walks, West Hove golf course and Hangleton Manor are also located nearby.



[ENTRANCE HALL](#)
[LOUNGE](#)
[KITCHEN](#)
[DINING ROOM](#)
[BATHROOM](#)
[CONSERVATORY](#)
[BEDROOM FOUR](#)
[BEDROOM THREE](#)
[STAIRS TO FIRST FLOOR](#)
 From dining room
[LANDING](#)
[BEDROOM ONE](#)
[BEDROOM TWO](#)
[SHOWER ROOM](#)
[OUTSIDE](#)
[PRIVATE DRIVEWAY](#)
[GARAGE](#)
[FRONT GARDEN](#)
[REAR GARDEN](#)
[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

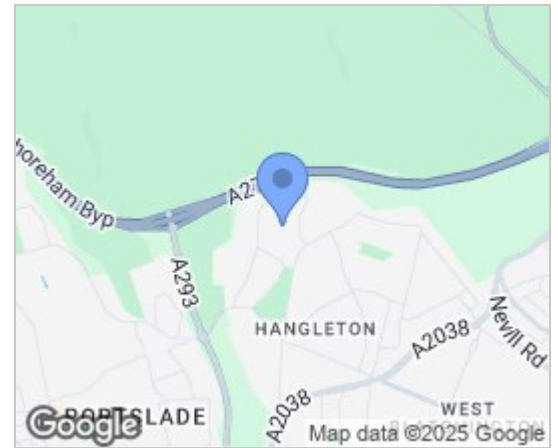
All monies held are done so under the terms of the Property Redress Scheme as set out by The Property Ombudsman as well as ARLA, both of which we are registered/members of.

All Dilapidation Deposits received are registered and placed with the Deposit Protection Service.

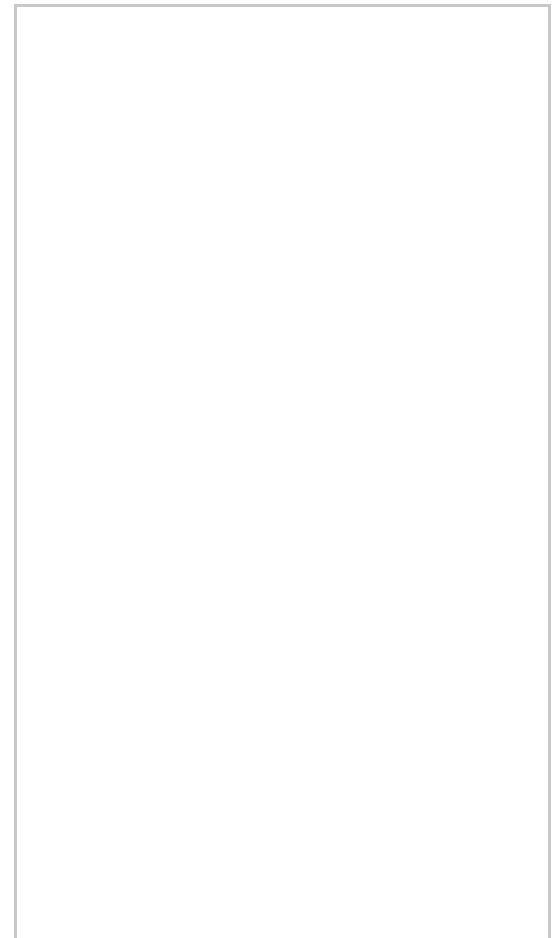
You can find out more details on our website or by contacting us directly.

[COUNCIL TAX](#)
 Band E

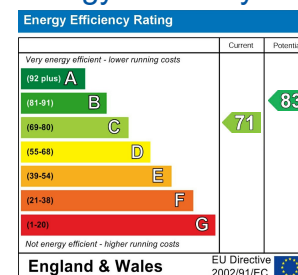
Area Map



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.

1 The Parade Hangleton Road, Hove, East Sussex, BN3 7LU
 Tel: 01273 721061 Email: sales@dean-property.co.uk www.dean-property.co.uk