

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

Flat 3, Kent House
59 Royal Parade
Eastbourne
East Sussex
BN22 7AQ

The Tribunal members were

Mr J G G Wilson MRICS FCI Arb
Miss C D Barton MRICS
DDJ D Cowan

Landlord

Grand Avenue Estates Limited

Address

c/o Pavilion Properties, 128-129 Lewes Road, Brighton, BN2 3LG

Tenant

Ms Rachel Ann Lewis

1. The rent is:

£615.00

Per

Calendar Month

(To exclude Water Rates and Council Tax but to include any amounts in paras. 3 and 4)

2. The date the decision takes effect is:

26 November 2024

3. The amount included for services is not applicable

n/a

Per

n/a

4. Date assured tenancy commenced

26 November 2020

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord & Tenant – section 11 of the Landlord and Tenant Act 1985 applies

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Late Victorian/early Edwardian four-storey property (or ‘premises’) now converted into a number of flats, with local bus and rail services. Sea front location. The accommodation comprises: ground floor – Studio room with separate bathroom/WC and small balcony.

Chairman

**Mr J G G Wilson
MRICS FCI Arb**

Date of Decision

21 January 2025