

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, 26 Linden Road
Bexhill-on-Sea
East Sussex
TN40 1DN

The Tribunal members were

Mr J G G Wilson MRICS
Mr C M Davies FRICS

Landlord

BSD Forest Hill Limited

Address

8 Maltings Court, Rossendale Street, London, E5 8ES

Tenant

Ms Laura Valentine

1. The rent is:

£470.00

Per

Calendar
Month

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

2. The date the decision takes effect is:

1 February 2025

3. The amount included for services is not applicable

n/a

Per

n/a

4. Date assured tenancy commenced

1 October 2021

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Section 11, Landlord and Tenant Act 1985 applies. The tenant is required to keep the property in the condition at the commencement of the term, fair wear and tear excepted.

7. Furniture provided by landlord or superior landlord

None.

8. Description of premises

A late Victorian/early Edwardian three-storey semi-detached house of traditional brick construction, with rendered front elevation and pitched tiled roof, which has been converted into three flats. Flat 3 is on the second floor, accessed off the common parts, stairs and comprises, entrance lobby on half-landing, stairs up to next half-landing – WC, further stairs up to second floor - one reception room with kitchen off, one bedroom and bathroom.

Chairman

Mr J G G Wilson
MRICS

Date of Decision

22 April 2025