Flat 3, The Niche, 20-22 High Street, East Sussex, BN8 4LQ
£850 Per Calendar Month

PSPhomes

**** SINGLE OCCUPANCY ONLY **** A MODERN HIGH SPECIFICATION first floor apartment, located within a minutes walk of the picturesque VILLAGE centre of NEWICK and a short drive from Haywards Heath. The property has a communal entrance with a secure entry system. The accommodation comprises, lobby, open plan lounge/diner and stylish kitchen with all appliances, double bedroom and bathroom. This property has an allocated parking space. AVAILABLE unfurnished EARLY SEPTEMBER. EPC rating C. STRICTLY NO PETS

COMMUNAL ENTRANCE
Shared entrance hall with stairs leading to the first floor. Private front door.

HALLWAY
Door to bathroom and door to living room. Light coloured laminate flooring and magnolia painted walls.

KITCHEN/LIVING ROOM
Window overlooking the front. Light coloured laminate flooring and magnolia painted walls. Radiator. Door to bedroom.

Kitchen comprises modern cream gloss wall and base units with worksurface over and tiled splashback. Built in appliances (oven, hob, extractor hood, fridge freezer, washing machine). Gas fired combi boiler.

BEDROOM
Light coloured laminate flooring and magnolia painted walls. Window overlooking the front. Radiator

BATHROOM
Slate coloured tiled flooring and while tiled walls. Modern white fitted suite comprising wash basin, W.C and freestanding shower cubicle. Chrome towel radiator. Window overlooking side.

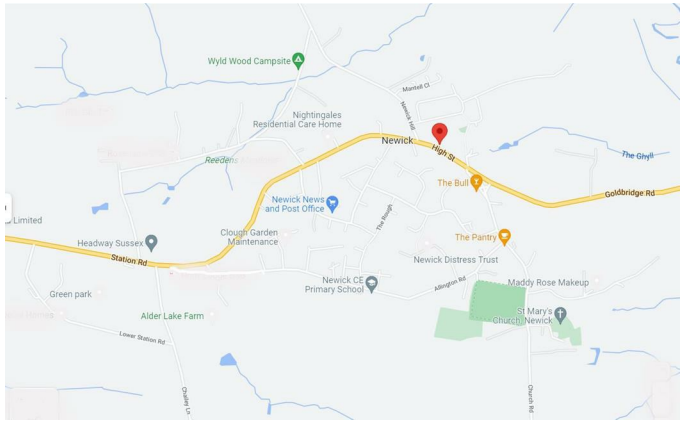
OUTSIDE
One allocated parking space to the rear of the block.

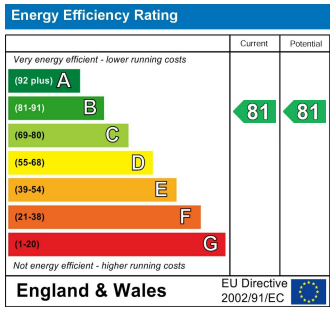
COUNCIL TAX BAND
Council Tax Band B = £1712.27 for 2022/2023 (for a guide only, please contact Lewes District Council for exact figures)

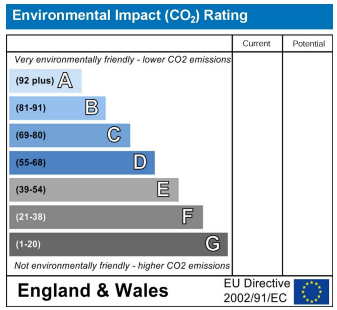
PERMITTED TENANTS PAYMENTS
Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')
PERMITTED TENANTS PAYMENTS:- Holding deposit of £196.00 (equal to one weeks rent). Deposit of £980.00 (equal to 5 weeks rent).

DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent')
Payment of £50.00 if you want to change the tenancy agreement.
PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.
PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

PSPhomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.







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