







Flat 1 The Niche, 20-22 High Street, Newick, Sussex, BN8 4LQ

£1,200 Per Calendar Month

PSPhomes

www.psphomes.co.uk

A STUNNING rarely available, high specification 2 bedroom ground floor apartment which boasts spacious, UNIQUE accommodation and is within a minute's walk of the picturesque village of NEWICK and a short drive from Haywards Heath. The accommodation comprises private front door with spacious hallway, impressive open plan lounge/diner with original arch feature and modern fitted kitchen with appliances built-in. TWO spacious DOUBLE BEDROOMS with woodblock flooring throughout and a contemporary shower room. This property has gas fired central heating and TWO allocated parking spaces. AVAILABLE unfurnished MID OCTOBER . EPC rating C.

ENTRANCE HALL
Own private entrance. Part glazed front door. Light coloured wooden style flooring. Walls painted magnolia. Radiator. Floor to ceiling double cupboard housing Alpha combi boiler and fuse board and providing storage. Door to:-

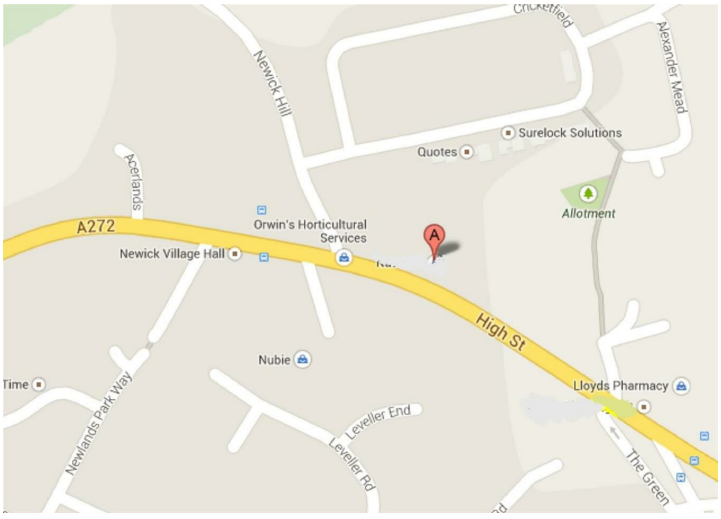
LIVING ROOM / DINING AREA 17'02" x 26'06"
Large spacious open plan room with original feature archway. Light coloured wooden style flooring. Walls painted magnolia. 2 radiators. Double glazed sash style windows overlooking the front.

KITCHEN
A range of modern white high gloss wall and base units with complementary grey coloured worksurface over. Built-in oven and hob, fridge freezer and washing machine.

SHOWER ROOM 6'02" x 7'08"
Walls fully tiled in a large modern white ceramic tile and floor fully tiled in a grey coloured tile. White W.C and wash hand basin. Chrome heated towel rail. Spacious glass shower enclosure with thermostatic shower.

BEDROOM ONE 14'10" x 10'05"
Double glazed sash style windows overlooking the front and side. Walls painted magnolia. Light coloured woodblock flooring. Radiator.

BEDROOM TWO 15'0" x 7'09"
Double glazed sash style window overlooking the side. Walls painted magnolia. Light coloured woodblock flooring. Radiator. Walk-in storage cupboard.



OUTSIDE
2 allocated off road parking spaces directly outside the front of the apartment

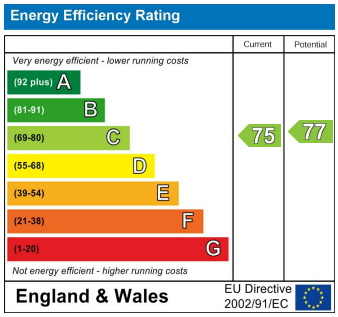
INFORMATION
Council tax band C = £2,047.51 for 2024/2025(For a guide only, please contact Lewes District Council for exact figure)

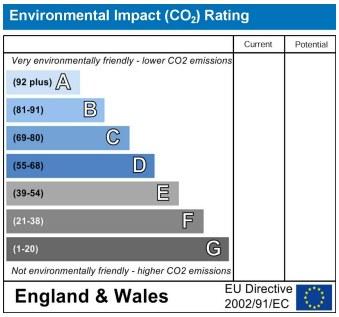
NO VANS are to be parked on the premises.

PERMITTED TENANTS PAYMENTS
Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')
PERMITTED TENANTS PAYMENTS:- Holding deposit of £276.92 (equal to one weeks rent). Deposit of £1384.00 (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.





PSPhomes
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