



**193A Lower Church Road, Burgess Hill, RH15 9AA**  
**£850 Per Calendar Month**



**PSPhomes**

This delightful one bedroom unfurnished apartment with its own private entrance, offering a fitted kitchen living room, fully tiled bathroom including a walk-in shower enclosure and a double bedroom. Further attributes include gas fired central heating, double glazing and a private outside storage room/bike shed. The property is available early December. EPC rating C. \*\*\*\*\* Strictly no Children or pets \*\*\*\*\*

**Front door with staircase rising to :**

**LIVING ROOM/KITCHEN 13' x 23' (max) (3.96m x 7.01m (max))**

Double glazed window to the front. Radiator.

**KITCHEN**

Modern grey gloss fitted wall and floor kitchen units complemented with a light coloured work surface over. Stainless steel fitted sink. Built in oven, hob and cooker hood. Integrated fridge freezer, dishwasher and washing machine. Wood effect laminate flooring.

**BEDROOM 11'6 x 6'4 (3.51m x 1.93m)**

Double glazed window to the side. Radiator. White painted walls. Grey/beige flecked fitted carpet.

**BATHROOM**

Modern white suite with separate bath and shower, low level WC and wash hand basin with storage drawers below. Grey ceramic tiled walls and floor. Chrome heated towel rail.

**OUTDOOR STORAGE ROOM**

Wooden purpose built private outdoor storage room/bike shed.

**INFORMATION**

This apartment benefits from loft access for storage of lightweight items.

Please note this property does not have any parking associated with it but there is on road parking available in the local area.

**COUNCIL TAX**

Council tax band A = £1317.46 for 2021/2022 (for a guide only. Please contact Mid Sussex District Council to confirm exact figure)

**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')

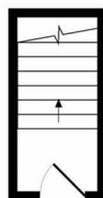
Payment of £50.00 if you want to change the tenancy agreement.

PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

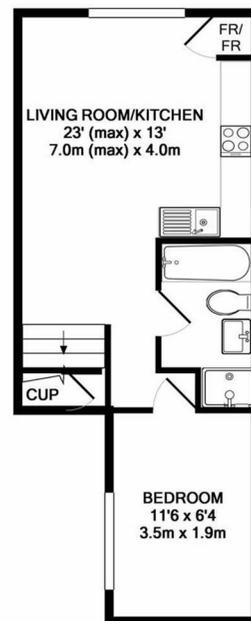
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

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.



GROUND FLOOR



1ST FLOOR



Plans for illustration purposes only. Intending purchasers should check measurements personally. Made with Metropix ©2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**VIEWING BY APPOINTMENT WITH PSP HOMES**  
**54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999**  
**OPEN SEVEN DAYS A WEEK www.psphomes.co.uk**



Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.