



**Flat 5 The Niche, 20-22 High Street, Newick, East Sussex, BN8 4LQ**

**£795 Per Calendar Month**

[www.psphomes.co.uk](http://www.psphomes.co.uk)



**PSPhomes**

**A modern high specification top floor apartment, built within the eaves to give this property character, located within a minutes walk of the picturesque village centre of Newick and a short drive from Haywards Heath and Burgess Hill. The property has a communal entrance with a secure entry system and further stairs leading to its own entrance. The accommodation comprises, lobby, open plan lounge/diner and stylish kitchen with all appliances included, double bedroom and bathroom. This property has one allocated parking space. AVAILABLE unfurnished IMMEDIATELY EPC rating C/B. STRICTLY no pets or children.**

#### COMMUNAL ENTRANCE

Communal door to the side of the property. Entry phone system. Stairs rising to the first floor

#### ENTRANCE HALL

Private door to apartment. Stairs leading to entrance hall.

#### LIVING ROOM / DINING ROOM / KITCHEN

Living/Dining Room - Walls painted magnolia. Wood effect flooring throughout. Double glazed window overlooking the rear.

Kitchen - range of modern gloss white base units with slate effect coloured worksurface over. Tiled splashbacks. Double glazed window to the front. Built in electric oven and hob with extractor hood over.

#### BEDROOM

Walls painted magnolia. Wood effect flooring throughout. Window overlooking the front.

#### BATHROOM

Fully tiled walls in a modern cream coloured tile. Slate effect coloured flooring. Chrome heated towel rail. While suite comprising W.C, wash hand basin and freestanding shower.

#### OUTSIDE

One allocated parking space in the rear car park

#### INFORMATION

Council tax band B = £1,712.27 for 2022/2023 (for a guide only, please contact Lewes District Council for exact figure)

PLEASE NOTE:- THIS PROPERTY IS FOR SINGLE OCCUPANCY ONLY

#### PERMITTED TENANT PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')

PERMITTED TENANTS PAYMENTS:- Holding deposit of £183.00 (equal to one weeks rent). Deposit of £917.00(equal to 5 weeks rent).

DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent')

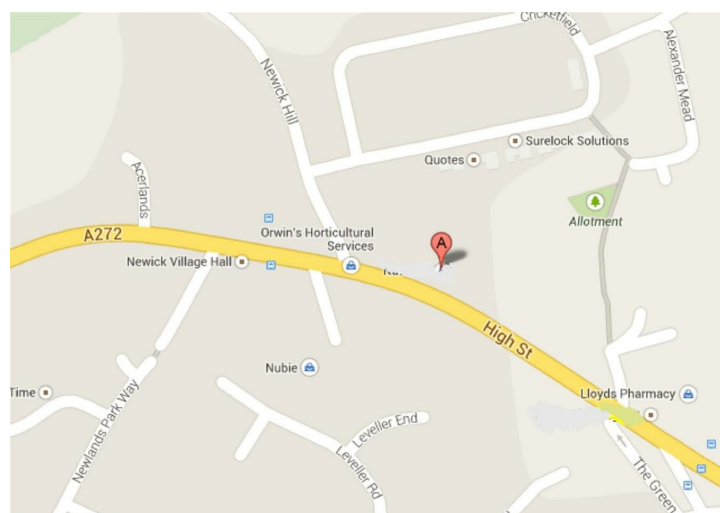
Payment of £50.00 if you want to change the tenancy agreement.

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.



| 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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999  
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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.