



**3 Grammar Court, Mill Lane, North Chailey, East Sussex, BN8 4EG**

**£1,395 Per Calendar Month**

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



**PSPhomes**

An attractive three bedroom home being part of Chailey Heritage School built in the pre-war era and converted during the 1990's that is set in approximately six acres of stunning communal grounds. This fine property provides spacious and very comfortable accommodation over two floors. Particular features include the 24' x 19'6" living room and the 19'6" x 16' master bedroom with en-suite. Further attributes include two further bedrooms, an additional bathroom and a well fitted kitchen. Additionally there are fine views to the South Downs, easy access to Chailey Common Nature Reserve, a double garage situated in a nearby block and gas central heating.

St Georges occupies a wonderful elevated position within North Chailey. The nearby villages of Newick and Chailey provide everyday shopping as well as primary and secondary schools whilst the towns of Haywards Heath and Burgess Hill with their extensive facilities and main line stations are approximately five miles distant.

The property is available unfurnished early October. EPC rating C

## Front door to the entrance hall.

### ENTRANCE HALL

Radiator. Turned staircase with large storage cupboard rising to the first floor.

### KITCHEN 14'6" x 9'6"

Fitted with a comprehensive range of wall and floor units, complemented with ample hardwood worksurface and tiled splashbacks. Inset sink unit. Integrated fridge, freezer and washing machine. Oven. Secondary glazed leaded light window overlooking the front.

### LIVING ROOM 24' x 19'6"

Dual aspect room with secondary glazed leaded light window to either side. Feature fireplace. Radiator.

### FIRST FLOOR

### LANDING

Half landing with secondary glazed leaded light window and radiator.

### MASTER BEDROOM 19'6" x 16'

Dual aspect room with secondary glazed leaded light windows to both sides. Comprehensive range of fitted bedroom furniture. Radiator.

### EN-SUITE

Suite comprising panelled bath with shower attachment, low level WC and wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.

### BEDROOM 2 9'10" x 8'6"

Secondary glazed leaded light window to the front. Radiator.

### BEDROOM 3 9'4" x 8'6"

Secondary glazed leaded light window to the front. Radiator.

### BATHROOM

Suite comprising enclosed shower, low level WC and wash hand basin. Built in airing cupboard. Extractor fan.

### COUNCIL TAX

Council tax band 'F' = £2821.51 for 2019/20 (this is a guide only and full information can be gained from Lewes District Council)

### PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £321.92 (equal to one weeks rent). Deposit of £1609 (equal to 5 weeks rent).

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

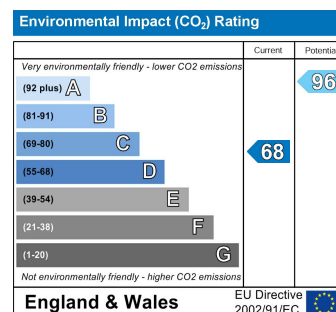
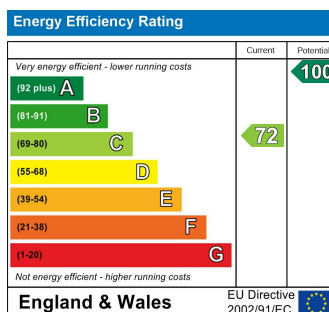
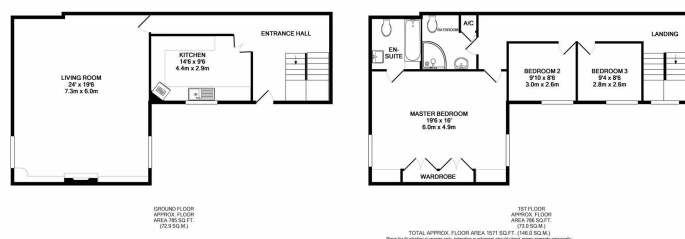
Payment of £50.00 if you want to change the tenancy agreement.

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.



VIEWING BY APPOINTMENT WITH PSP HOMES  
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