



**28a Keymer Road, Hassocks, West Sussex, BN6 8AN**

**£975 Per Calendar Month**

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



**A delightful two bedroom first floor flat situated in the heart of the village and within a few moments walk of Hassocks main line station. The property comprises of a private entrance and hallway with stairs leading to the first floor. Large living room to the rear of the building with patio doors opening onto a private terrace. Two double bedrooms, a fitted kitchen with appliances included and a spacious bathroom. The property is available unfurnished mid January. EPC rating D. Ideally suited to a professional couple. NO PETS**

#### ENTRANCE HALL

Private front door to entrance hall. Radiator. Tiled and carpeted flooring. Walls painted magnolia. STAIRS LEADING TO THE FIRST FLOOR

#### LANDING

Carpeted flooring. Radiator. Walls painted magnolia. Skylight. All doors off to other rooms

#### BEDROOM TWO

Upvc double glazed window to the rear. Radiator. Walls painted magnolia. Carpeted flooring. Decorative fireplace (not for use).

#### LIVING ROOM

Walls painted magnolia. Carpeted flooring. Radiator. Upvc double glazed window overlooking the side and Upvc double glazed sliding patio doors opening onto the patio area.

#### PRIVATE TERRACE

Paving laid to black felt style tiles. Bordered on all sides by black metal railings with metal stairs providing the emergency escape route to the ground floor at the rear.

#### BATHROOM

White tiled walls with decorative border. Black and white tiled flooring. White bathroom suite comprising, bath, wash hand basin and W.C.

Please note the freestanding shower cubicle is not for use as it has been decommissioned but will remain in the bathroom

#### KITCHEN

Walls are part painted magnolia and part tiled with a mosaic effect tile. Upvc double glazed window overlooking the rear. Ample wall and floor cupboards of a light wood effect finish and dark coloured worktop. Inset white ceramic butler sink. Terracotta tiled floor. Wall mounted combi boiler. Built in single oven with electric hob and extractor hood above. Freestanding washing machine. freestanding under counter fridge with small freezer compartment.

#### BEDROOM ONE

Three Upvc double glazed windows overlooking the front and side. Walls painted magnolia. Carpeted flooring. Radiator. Decorative fireplace (not for use).

#### COUNCIL TAX

Council Tax Band A = £1214.50 for 2019/20 (for a guide only, please contact Local Authority for exact figure)

#### PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £225.00 (equal to one weeks rent). Deposit of £1125.00 (equal to 5 weeks rent).

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

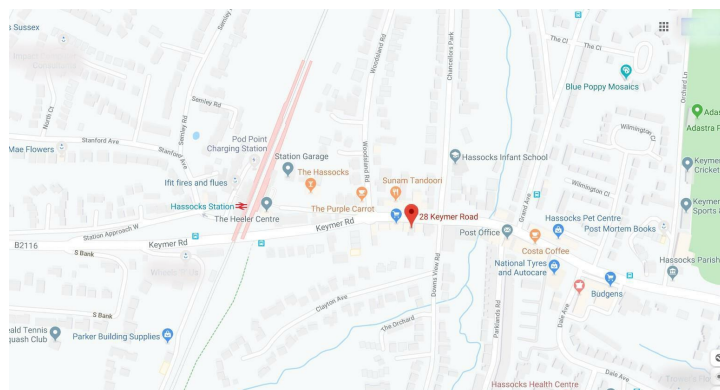
Payment of £50.00 if you want to change the tenancy agreement.

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	59	70
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	53	67
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](http://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.