



14 Spanish Court, Mill Road, West Sussex, RH15 8BA

£795 Per Calendar Month

www.psphomes.co.uk



A very well presented, spacious first floor apartment located within this highly regarded purpose built block that offers very easy access to the town centre and both main line stations. The accommodation is considered to be in very good order throughout, comprising dual aspect living room, modern re-fitted kitchen, double bedroom and modern re-fitted bathroom. Additionally there is a large roof space that has been organised to offer easy access and be used for everyday storage or an office/study etc. Further attributes include replacement double glazing and modern, efficient electric convection heating. Outside are attractive communal gardens and ample non allocated off road parking. AVAILABLE unfurnished IMMEDIATELY. EPC rating E. PETS CONSIDERED

Replacement UPVC Front Door

KITCHEN

Fitted with a comprehensive range of wall and floor units. Fitted oven, induction hob and cooker hood. Stainless steel sink unit. White goods to include washer dryer and fridge freezer. Space for a slimline dishwasher. Panel heater. Replacement double glazed window to the rear.

LIVING ROOM

Dual aspect room with replacement double glazed windows to the front and side. Modern slimline electric convection heater. Connection point for bathroom speakers. One wall has discrete magnetic paint to create a magnetic wall. Adjoining wall on neighbouring flat has been sound proofed for privacy.

BEDROOM

Replacement double glazed window to the rear. Modern slimline electric convection heater. Built-in wardrobe and drawers with shoe storage.

BATHROOM

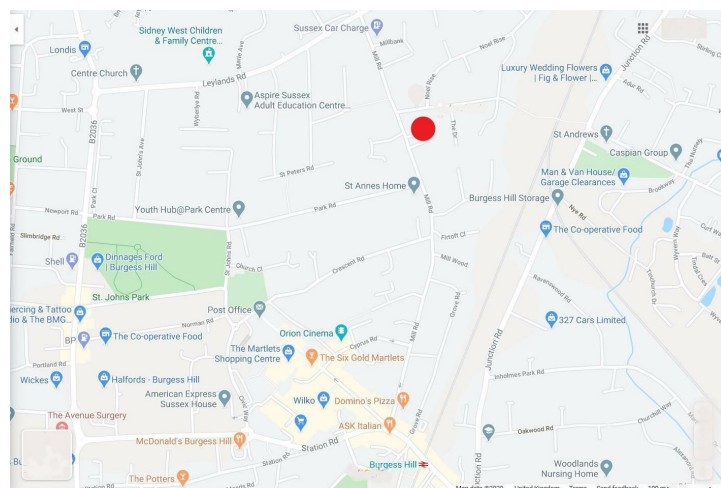
Modern white suite comprising panelled bath with fitted electric shower over, low level WC and wash hand basin. Heated towel rail. Double fitted airing cupboard. Part tiled walls. Hatch to roof space. Ceiling speakers.

ROOF SPACE

Organised for various uses. Fully boarded and insulated with light and power.

OUTSIDE

Attractive communal gardens. Ample non allocated off street parking.



COUNCIL TAX BAND

Council Tax Band "B" = £1,404.83 for 2019/2020. (for guidance only, please contact Mid Sussex District Council for exact figure)

INFORMATION

Please note the EPC rating was given before the property was upgraded with modern heating, double glazing, cavity wall insulation and floor and loft insulation.

PERMITTED TENANTS 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	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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
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.