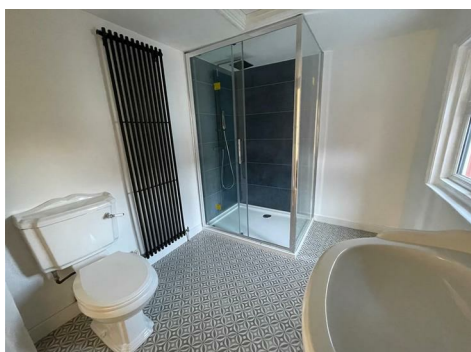




145 Western Road, Hurstpierpoint, Sussex, BN6 9SZ

£1,350 Per Calendar Month

www.psphomes.co.uk



PSPhomes

A delightful end terrace unfurnished period house being light, spacious and very well presented throughout. This fine property provides both character, charm and modern convenience with the accommodation providing entrance hall, separate reception rooms, a refitted kitchen, two double bedrooms and a refitted bathroom. Outside are easily maintained courtyard style gardens to the rear and side. Further attributes include gas central heating with a new boiler and double glazing. Pets considered.

Situated on the north side of the village, the bustling high street is easily accessible on foot from the property. Hurstpierpoint offers an enviable range of facilities including a village stores, post office, pharmacy, greengrocers, butchers, bakers and many other independent retail outlets. There is also an excellent choice of pubs, restaurants and cafes. Open countryside for dog walking is only a few moments away from the house and Hassocks mainline railway station is about 5 minutes car journey to the east.

AVAILABLE MID/LATE OCTOBER EPC rating D.

Front door to the entrance hall

ENTRANCE HALL

Radiator. Understairs storage cupboard. Staircase rising to the first floor. Exposed floorboards.

SITTING ROOM 12'4 x 10'8

Double glazed window to the front. Feature fireplace. Exposed floorboards. Radiator.

DINING ROOM 10'4 x 10'2

Sash window to the rear. Feature fireplace. Exposed floorboards. Fitted cupboard. Radiator.

REFITTED KITCHEN 12'6 x 6'10

Refitted with a good range of floor units. Fitted oven, hob and cooker hood. Washing machine. Radiator. New boiler. Double glazed window to the side. Door onto the sun room.

SUN ROOM 7'6 x 4'6

Double glazed windows and doors onto the rear garden.

FIRST FLOOR

LANDING

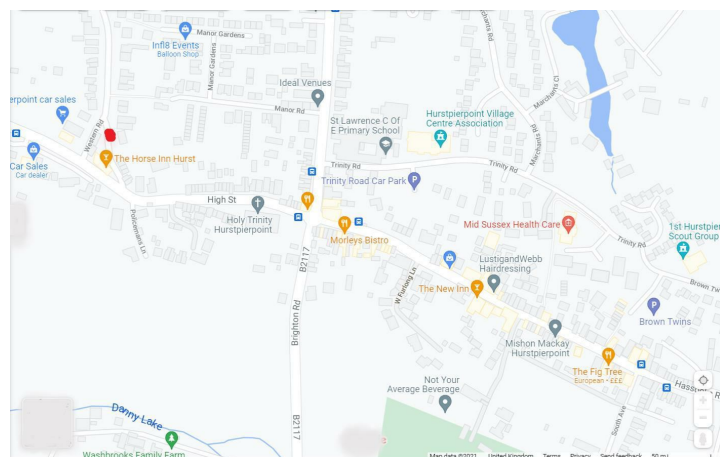
Hatch to the roof space.

BEDROOM ONE 15'4 x 10'8

Double glazed window to the front. Radiator.

BEDROOM TWO 10'6 x 10'4

Double glazed window to the rear. Radiator. Fitted cupboards and shelves



REFITTED BATHROOM

Refitted suite comprising enclosed double shower, low level wc and wash hand basin. Heated towel rail. Double glazed window to the side

OUTSIDE

GARDENS

Area to the front with enclosed courtyard gardens to the rear and side.

COUNCIL TAX

Council Tax Band "D" = £2,151.17 for 2023/24 (for a guide only, please contact Local Authority for exact figure)

IMPORTANT INFORMATION

The open fireplaces are for decorative use only and cannot be used as a working fireplace.

The neighbouring property has right of access across the rear garden of this property to access their property.

There is no allocated parking for this property - on road parking available in the road.

Please note there are steps up to access the property

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £334.00 (equal to one weeks rent). Deposit of £1673.00 (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		87
(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 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
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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.