



13 Station Cottages, Station Approach West, Hassocks, BN6 8JE

£1,100 Per Calendar Month

www.psphomes.co.uk



A fine, well proportioned modern build one bedroom house situated in a small development of newer properties, set in this very convenient, highly regarded location. The accommodation is finished to a very high standard throughout and comprises, entrance hall, living room, a well fitted kitchen, WC, large double bedroom and bathroom. To the rear of the property is a private enclosed terrace area whilst to the front is allocated resident parking for one car. Further attributes include electric central heating and double glazing throughout. As the address suggests the main line station is very conveniently located, whilst Hassocks High Street and transport links are easily accessible. The property is **AVAILABLE unfurnished MID OCTOBER** and internal viewing is highly recommended, strictly by appointment. **EPC rating C. SINGLE OCCUPANCY ONLY and STRICTLY NO PETS**

ENTRANCE HALL

Door into the Living room.

LIVING ROOM 13'10 x 12'4 (max)

Double glazed sash window to the front. Wood flooring throughout. Radiator. Understairs storage. Staircase rising to the first floor.

KITCHEN 8'10 x 7'10

Fitted with a comprehensive range of wall and floor units, complemented with ample work surface and splashbacks. Fitted oven, hob and cooker hood. Integrated fridge and freezer. Stainless steel sink unit. washing machine. Radiator. Door onto the rear terrace. Double glazed window. Wood flooring throughout.

CLOAKROOM

Suite comprising low level WC and wash hand basin. Double glazed window to the rear.

FIRST FLOOR

LANDING

Hatch to the roof space. Radiator. Double glazed window to the rear. Built in airing cupboard. Wood flooring.

BEDROOM 13'10 x 12'4 (max)

Double glazed sash window to the front. Radiator. Wood flooring throughout.

BATHROOM

Suite comprising panelled bath with fitted shower and screen, low level WC and wash hand basin. Tiled floor. Heated towel rail. Double glazed window to the rear.

OUTSIDE

FRONT

Un-allocated residents parking to the front of the property for one vehicle per property only.

REAR

Area of enclosed terrace to the rear.

COUNCIL TAX BAND

Tax band 'C' = £1,819.74 for 2022/23 (for a guide only, please contact MSDC for exact figure)

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £253.00 (equal to one weeks rent). Deposit of £1269.00 (equal to 5 weeks rent).

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

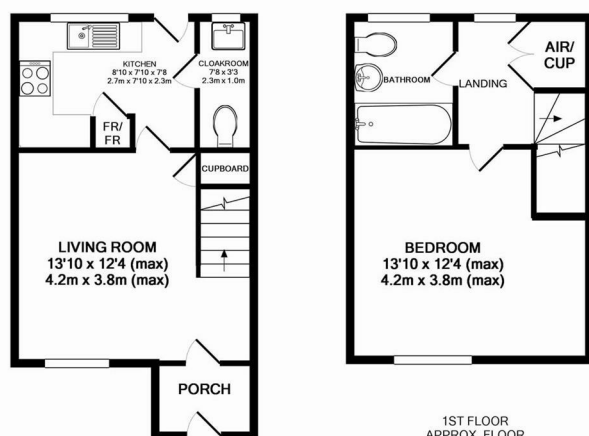
Payment of £50.00 if you want to change the tenancy agreement.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 274 SQ.FT.
(25.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.5 SQ.M.)
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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	74	79
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	76	81
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.