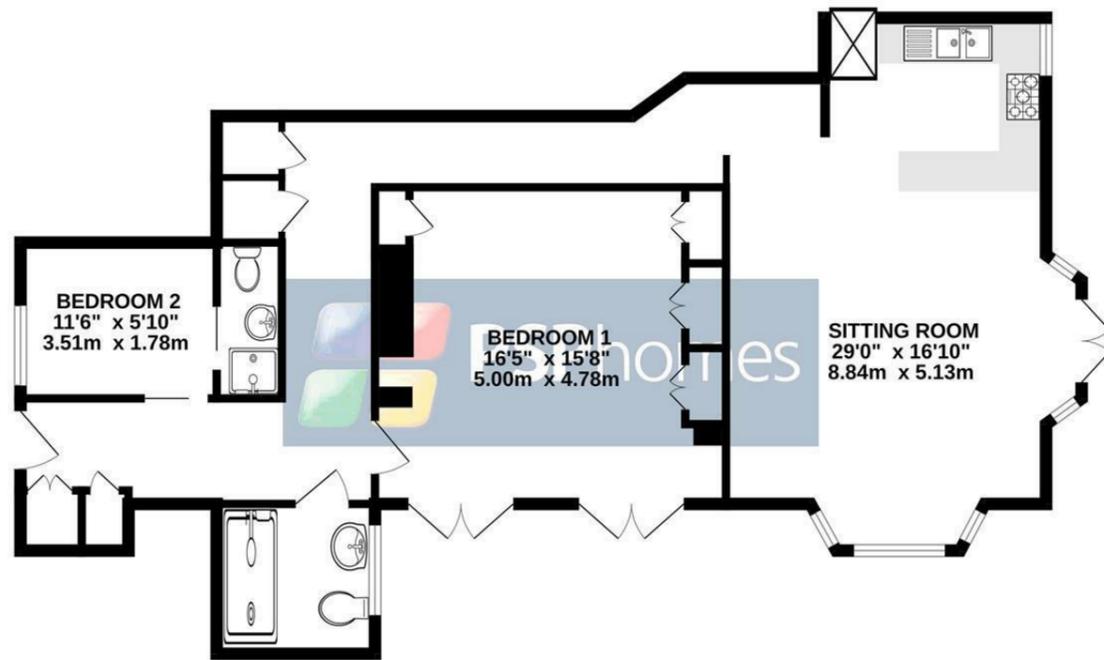
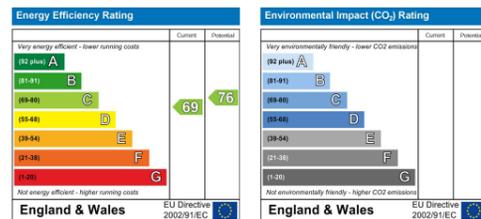


GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2023



2 Red House, Warrs Hill Road, North Chailey, Lewes, BN8 4JE

£1,500 Per Calendar Month



VIEWING BY APPOINTMENT WITH PSP HOMES  
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## 2 Red House, Warrs Hill Road, North Chailey, Lewes, BN8 4JE

A stunning two bedroom ground floor apartment located in a fine country house set within attractive grounds and gardens of approximately one and a half acres and located in a idyllic semi rural position. The accommodation is both generously proportioned and beautifully presented throughout. This briefly comprises, entrance hall, the magnificent double bay window sitting room, adjoining refitted kitchen, principal bedroom with twin french doors onto the gardens, a further bedroom with modern en-suite and a refitted shower room.

Red House lies in a beautiful semi rural position alongside Chailey and Red House Commons with the South Downs in the distance. There are amenities at nearby North Chailey, and a wider choice of amenities in the village of Newick., The towns of Lewes, Burgess Hill and Haywards Heath offer a comprehensive range of shops and recreational facilities, together with mainline train service to London, Brighton and Gatwick airport. The A23, which lies to the west of Haywards Heath, provides fast access to Gatwick Airport, Brighton and the M23/M25. There are excellent schooling facilities in the area including Chailey and Wivelsfield Green village schools, Cumnor House, Great Walstead, Ardingly College and Burgess Hill School for Girls.

### Private front door to the Entrance Hall

#### Entrance Hall

Spacious entrance hall with solid wood flooring. Radaitors. Storage cupboards

#### SITTING ROOM 29' x 16'10

With two bay windows overlooking the grounds and gardens one with french doors opening onto a patio area. Bespoke fitted book case with shelves and cupboards. Radiators. Solid wood flooring

#### ADJOINING REFITTED KITCHEN

With a comprehensive range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Fitted double oven, hob and cooker hood. Dishwasher. Fridge/freezer. Radiator.

#### PRINCIPAL BEDROOM 16'10 x 15'8

Two sets of french doors opening onto the gardens. Comprehensive range of fitted bedroom wardrobes. Feature fireplace with exposed brickwork. Radiator.

#### BEDROOM TWO 11'6 x 5'10

Leaded light window. Radiator.

#### EN-SUITE

Modern suite comprising , enclosed shower, wash hand basin and low level wc. Part tiled walls. Extractor fan.

#### BATHROOM

Refitted suite comprising enclosed double shower, low level wc and wash hand basin. Tiled floor. Tiled walls. Heated towel rail. Double glazed window.



## OUTSIDE

### GROUNDS AND GARDENS

The Red House is approached via a gated private gravel driveway through the communal grounds. There is parking to the front of the house and Apartment 2 has its own private entrance. The gardens and grounds amount to approximately 1.5 acres and surround the property on all sides with a mixture of mature tress, shrubs, lawns, beds and borders.

### COUNCIL TAX BAND

Council Tax Band "C" £2,042.64 2023/2024 Lewes District Council

### PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £346.00 (equal to one weeks rent). Deposit of £1730.00 (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.

### EPC

EPC Rating "C"

