



9 Boddingtons Lane, Ditchling, Hassocks, BN6 8SS

£1,595 Per Calendar Month

PSPhomes

www.psphomes.co.uk

A rare opportunity to rent a delightful semi detached period cottage located in a quiet position at the end of a private lane but within easy striking distance of the heart of Ditchling Village. The accommodation is light, spacious and very well presented throughout. Briefly this comprises, lounge/dining, separate living room, a modern kitchen, ground floor wc/storage room, two good size bedrooms and a modern shower room. Outside is an enclosed garden, covered carport parking for one vehicle and a large storage room/workshop. Further attributes include, central heating and double glazing. EPC Rating "D"

The property is located close to the heart of the historic village of Ditchling which offers many local amenities including primary school, church, health centre, public houses and a range of shops and boutiques. By car Ditchling is set within close proximity to the A23 and within striking distance of Hassocks, Burgess Hill and Lewes offering regular services by train to the South Coast and London. Ditchling lies in an area of outstanding natural beauty within the South Downs Park National Park and approximately 8 miles from Brighton.

Available unfurnished from mid January.

COUNCIL TAX BAND

Council Tax band "D" £2,339.18 for 2023/2024

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £368.00 (equal to one weeks rent). Deposit of £1,840.00 (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.

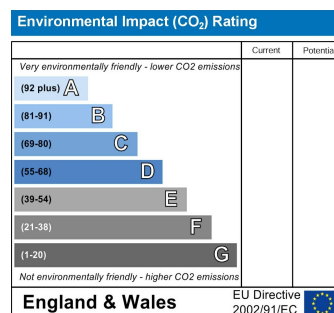
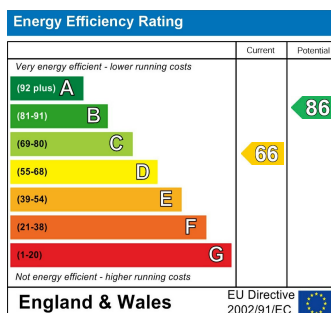
PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

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.

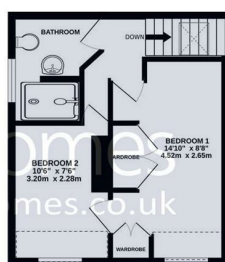
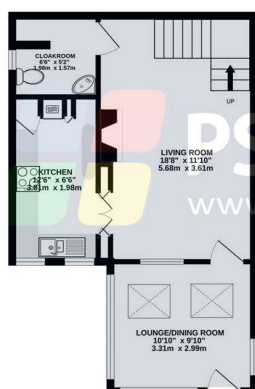
PSPhomes Burgess Hill is a member of Propertymark which

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
440 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Plans for information purposes only. Intending purchasers should check measurements personally.
Made with Floorplan 10000

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VIEWING BY APPOINTMENT WITH PSP HOMES

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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.