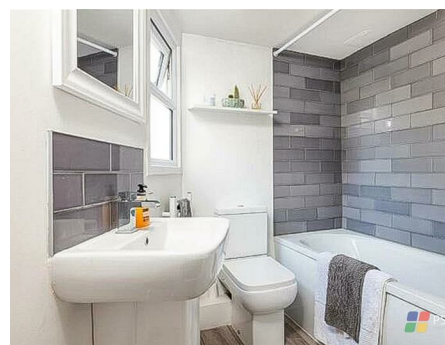




46 St. Leonards Avenue, Hove, BN3 4QL

£1,325 PCM

www.psphomes.co.uk



PSPlettings

SUPERB two-bedroom ground floor garden flat with its own private entrance, comprising of two double bedrooms, a modern fitted kitchen and bathroom. Outside the property has a west facing rear patio garden.

The property is located just off New Church Road and very close to local amenities, Hove Lagoon and good local primary and secondary schools. Direct access to the City Centre is made easy with regular buses as well as being in close proximity to Portslade mainline train station.

THE PROPERTY

A light, airy two-bedroom ground floor garden flat with its own private entrance. The property comprises a modern fitted kitchen and bathroom, one double bedroom and one single.

OUTSIDE

A lovely west facing rear patio garden.

LOCATION

The property is located just off New Church Road and very close to local amenities, Hove Lagoon as well as good local primary and secondary schools. Direct access to the City Centre is made easy with buses running from New Church Road as well as being near to Portslade mainline train station.

PERMIT HOLDER 'L'

COUNCIL TAX BAND AND EPC RATING

Council Tax Band A £1,558.71 for 2024/2025

EPC Rating "C"

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £311.00 (equal to one weeks rent). Deposit of £1,557.00 (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.

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Approximate Gross Internal Area = 47.6 sq m / 512 sq ft

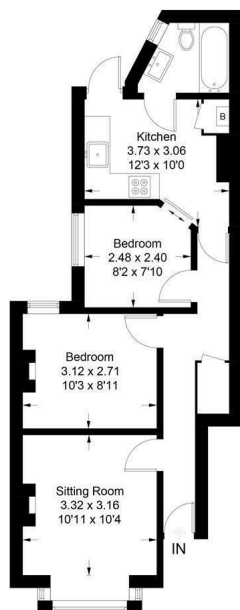
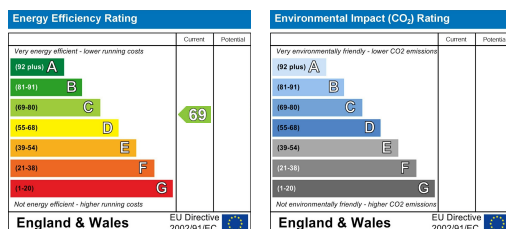


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID867007)



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 the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.