



Flat 2 The Niche, 20-22 High Street, Newick, East Sussex, BN8 4LQ

£1,250 Per Calendar Month

www.psphomes.co.uk



PSPhomes

A STUNNING and rarely available 2 double bedroom ground floor apartment with its own private PATIO GARDEN. The apartment is situated in a small development of only 5 flats and is within a moments walk of the picturesque village of Newick and a short drive of Haywards Heath and surrounding towns. The accommodation comprises spacious open plan lounge/diner/kitchen with built-in appliances, a double bedroom with luxury en-suite shower room, fitted wardrobes and french doors opening onto the private patio area. The second double bedroom also benefits from fitted wardrobes and a luxury en-suite shower room. Further attributes of the property are **2 ALLOCATED PARKING** spaces, wooden flooring throughout, double glazing and gas central heating. **AVAILABLE unfurnished NOW. EPC rating C.**

ENTRANCE HALL

Entrance door. Light wood coloured flooring. Walls painted cream

LOUNGE/DINER/KITCHEN

Modern white gloss wall and base units with dark grey worksurface and mosaic tiled splashbacks. Built-in single oven, electric hob and stainless steel extractor hood. Light wood coloured flooring. Walls painted cream. Radiator.

BEDROOM ONE + Ensuite

Light wood coloured flooring. Walls painted cream. Radiator. Fitted wardrobes. Double glazed french doors onto private patio area.

ENSUITE - cream fully tiled walls and slate coloured tiled floor. Modern white W.C and wash hand basin. Chrome shower enclosure with glazed sliding door and thermostatic shower.

BEDROOM TWO + Ensuite

Light wood coloured flooring. Walls painted cream. Radiator. Fitted wardrobes. Double glazed window.

ENSUITE - cream fully tiled walls and slate coloured tiled floor. Modern white W.C and wash hand basin. Chrome shower enclosure with glazed sliding door and thermostatic shower.

OUTSIDE

Private paved patio area enclosed by wooden 'back to back' and 'closeboard' fencing

COUNCIL TAX BAND

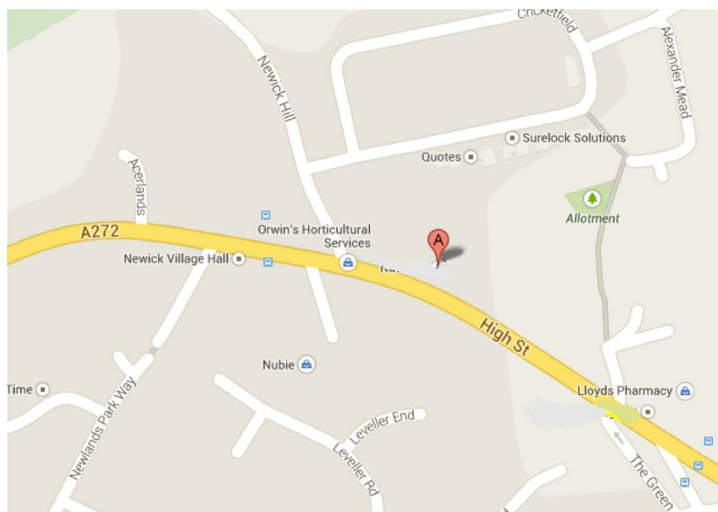
Council tax band C = £2,047.51 for 2024/2025 (for a guide only, please confirm exact figure with Lewes District Council)

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £288.46 (equal to one weeks rent). Deposit of £1442.30 equal to 5 weeks rent).

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		
(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

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