



5 Park Court, Park Road, Burgess Hill, West Sussex, RH15 8EY

£1,150 Per Calendar Month

www.psphomes.co.uk



A second floor APARTMENT located within this HIGHLY REGARDED purpose built block. This fine property provides SPACIOUS and VERY WELL PRESENTED accommodation that benefits from a BALCONY offering fine views over St Johns Park and its cricket ground. Additional benefits include TWO DOUBLE BEDROOMS, modern fitted kitchen and bathroom and replacement DOUBLE GLAZING. To the outside are well tended communal gardens as well as a GARAGE and visitor parking. Park Court is very conveniently located being a SHORT WALK OF Burgess Hill's TOWN CENTRE and MAIN LINE STATIONS. AVAILABLE unfurnished LATE APRIL. EPC rating D. STRICTLY NO PETS. PROFESSIONAL COUPLE PREFERRED.

Secure communal entry. Staircase rising to the 2nd

ENTRANCE HALL

Storage cupboard. Airing cupboard. Entryphone. Hatch to the roof space.

LIVING ROOM 17'4 x 13'4

Dual aspect room with double glazed picture window to the front with door opening onto the balcony enjoying views over St Johns Park and the cricket pitches. Storage heater.

KITCHEN 11' x 5'10

Fitted with a comprehensive range of wall and floor units, complemented with ample work surface and tiled splashbacks. Fitted oven, hob and cooker hood. Stainless steel sink unit. Washing Machine and Fridge. Replacement double glazed window.

BEDROOM 1 17' x 10'

Replacement double glazed window with views over St Johns Park and the cricket grounds. Built in wardrobes. Storage heater.

BEDROOM 2 14'4 x 8'6

Replacement double glazed window. Built in wardrobes. Storage heater.

BATHROOM

Modern suite comprising panelled bath with fitted shower, low level WC and wash hand basin. Part tiled walls. Heated towel rail. Replacement double glazed window with opaque glass.

OUTSIDE

COMMUNAL GARDENS

Well tended communal gardens.

GARAGE

With up and over door.

Please be aware that the garages are not classed as watertight due to their location, as a small amount of rainwater can seep across the floor.

COUNCIL TAX BAND

Band C = £1,991.81 for 2024/25 (for a guide only, please contact Local Authority for exact figure)

INFORMATION

There is a communal satellite dish for use by the occupants of the block, that your chosen provider can attach to for your paid service. It is not confirmed that there is already a useable line from the flat to the dish, so there may be an extra installation cost for this, should you wish to subscribe to a satellite service.

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £265.00 (equal to one weeks rent). Deposit of £1326.00 (equal to 5 weeks rent).

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

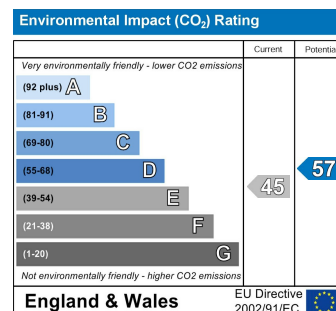
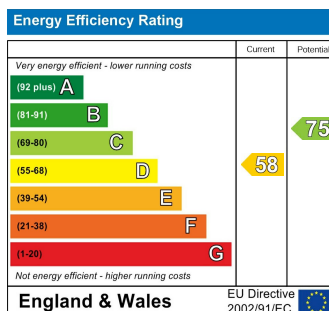
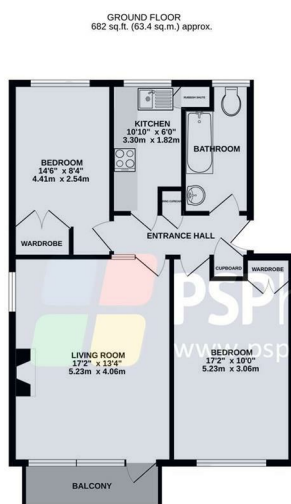
Payment of £50.00 if you want to change the tenancy agreement.

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.



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.