



173 Lower Church Road, Burgess Hill, West Sussex, RH15 9AA

£1,075 Per Calendar Month

PSPhomes

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A delightful one bedroom period cottage situated adjacent to St Johns Park and offering very easy access to Burgess Hill's town centre and main line station. The well presented accommodation comprises entrance porch, sitting room, kitchen with appliances, double bedroom and bathroom. The property benefits from an attractive rear garden, gas central heating and double glazing throughout. Offered unfurnished and available now. EPC rating D.

ENTRANCE PORCH

White Upvc double glazed door and windows on either side. Beige carpeted flooring. Original wooden part glazed door to living room.

LIVING ROOM 11'11" x 10'08"

Walls painted magnolia. Beige carpeted flooring. Gas fire with wooden surround. Cupboards and shelving either side of the chimney breast. Upvc double glazed window overlooking the front. Part glazed wooden door to kitchen. Gas central heating radiator.

KITCHEN 8'01" x 9'10"

Ample range of fitted wall and base units with worksurface over and tiled splashbacks. Built-in single oven and gas hob, freestanding washing machine. Walls painted cream. Tile effect vinyl flooring. Double glazed window overlooking garden. Understairs cupboards. Gas central heating radiator. Stairs leading to the first floor. Patio door leading to garden room.

GARDEN ROOM

Walls part painted white and part wooden cladding. Tile effect vinyl flooring. Double glazed window and patio doors overlooking the garden.

STAIRS and LANDING

Walls painted magnolia. Beige carpeted flooring.

BEDROOM ONE 12'06" x 10'08"

Double glazed window overlooking the front. Walls painted magnolia. Carpeted flooring. Telephone point. Built in airing cupboard housing the hot water cylinder. Gas central heating radiator. Two pine freestanding double wardrobes.

BATHROOM 9'10" x 26'3"

Fitted white bathroom suite comprising wash hand basin, W.C and bath with shower over. Glass shower screen. Walls painted blue with decorative tiles around the bath area. Gas central heating radiator. Double glazed window overlooking the rear. Built-in storage cupboard. Freestanding vanity unit. Grey/blue coloured fleck vinyl flooring.

OUTSIDE

Beautiful cottage style rear garden with established plants and shrubs. Patio area abutting the property. Laid to lawn with planted areas. Path leading to the workshop. Established small pond with planted borders. Brick outhouse housing the original outside W.C.

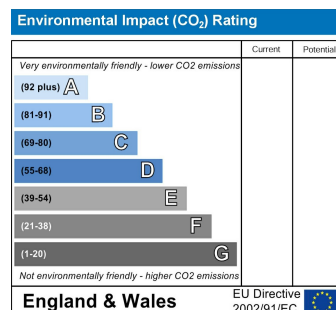
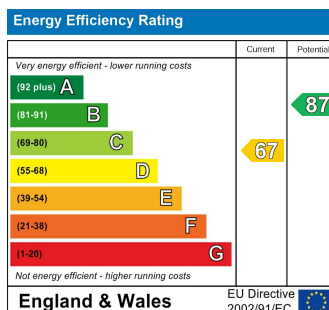
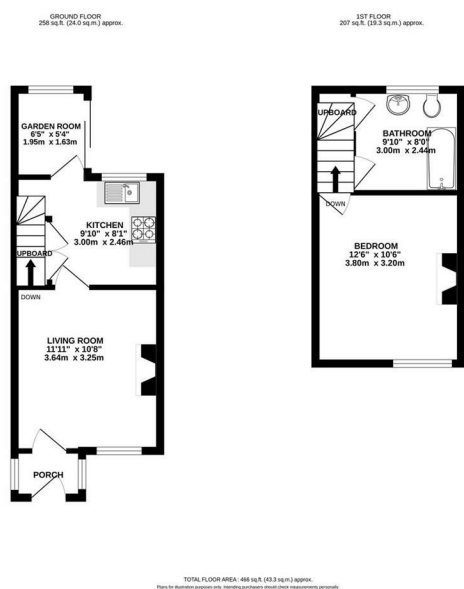
COUNCIL TAX BAND

Council Tax Band B = £1,742.84 for 2024/2025 (for a guide only - please confirm exact figure with Mid Sussex District Council)

PERMITTED TENANCY PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £248.07 (equal to one weeks rent). Deposit of £1240.00 (equal to 5 weeks rent).



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VIEWING BY APPOINTMENT WITH PSP HOMES

54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
www.psphomes.co.uk

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