



**9a Keymer Parade, Burgess Hill, West Sussex, RH15 0AB**  
**£1,295 Per Calendar Month**



**PSPhomes**

**\*\* WATCH THE VIDEO \*\*** A most **SPACIOUS THREE BEDROOM** unfurnished maisonette situated in a **CENTRALLY CONVENIENT** location. The generously proportioned accommodation is considered to be in **VERY GOOD ORDER** throughout and briefly comprises a large entrance hall with cloakroom, living room, modern fitted kitchen/breakfast room, three good size double bedrooms and a white bathroom suite with separate shower enclosure. Further attributes include gas fired central heating and replacement double glazing. Keymer Parade is very conveniently located within a **SHORT WALK** of the **MAIN LINE STATION** and **TOWN CENTRE**. Internal viewing is highly recommended. **AVAILABLE EARLY OCTOBER**. EPC rating **D**. **STRICTLY NO PETS** or **HMO SHARERS**.

**Communal staircase**

Front courtyard area. Double glazed front door to:

**ENTRANCE HALL**

Staircase rising to the first floor. Radiator. Deep understairs storage cupboard.

**CLOAKROOM**

Suite comprising low level WC and wash hand basin. Double glazed window with opaque glass.

**KITCHEN/BREAKFAST ROOM 13'10" x 9'4" (4.22 x 2.84)**

Fitted with a comprehensive, modern range of wall and floor units, complemented with ample work surface and tiled splashbacks. Fitted oven, hob and cooker hood. 1½ bowl stainless steel sink unit. Integrated fridge freezer. Space and services for appliances. Wall mounted gas fired boiler. Double glazed window to the front.

**LIVING ROOM 19'2" x 13'10" (5.84 x 4.22)**

Two replacement double glazed windows to the front. Two radiators.

**SECOND FLOOR**

**LANDING**

Doors to the three bedrooms and bathroom.

**BEDROOM 1 13'10" x 9'4" (4.22 x 2.84)**

Replacement double glazed window to the front. Radiator.

**BEDROOM 2 13'10" x 9'4" (4.22 x 2.84)**

Replacement double glazed window to the rear. Radiator.

**BEDROOM 3 13'10" (max( x 9'4" (4.22 (max( x 2.84)**

Double glazed window to the front. Radiator.

**BATHROOM**

Modern suite comprising panelled bath, separate enclosed shower, low level WC and wash hand basin with cupboards below. Two replacement double glazed windows with opaque glass. Part tiled walls. Radiator.

**OUTSIDE**

Front courtyard area.

**COUNCIL TAX BAND**

Council tax band C = £1,810.07 for 2022/2023 (for a guide only, please contact Local Authority for exact figure)

**PERMITTED TENANCY PAYMENTS**

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £298.00 (equal to one weeks rent). Deposit of £1494.00 (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.

**PLEASE NOTE**

The property is NOT set up for HMO tenancies so is not suitable for sharers of 3 or more people.

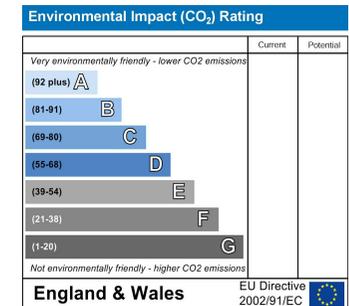
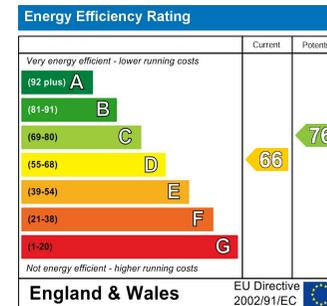
There is NO PARKING allocated to this property.



1ST FLOOR  
APPROX. FLOOR  
AREA 531 SQ.FT.  
(49.3 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 531 SQ.FT.  
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 SQ.M.)  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**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.