



46 Marle Avenue, Burgess Hill, West Sussex, RH15 8JG
£1,300 Per Calendar Month



**** VIDEO VIEWING APPOINTMENTS AVAILABLE IF REQUIRED **** A delightful and ideally situated FOUR BEDROOM FAMILY HOME, extended to provide very spacious accommodation, comprising entrance hall, two large separate reception rooms, kitchen with utility area, downstairs shower room, four good size bedrooms and a family bathroom. Further benefits include an enclosed garden on two sides, a block paved driveway affording off road parking for two vehicles, a garage, double glazing and gas fired central heating. The property is AVAILABLE unfurnished IMMEDIATELY. EPC rating D. STRICTLY NO CATS OR DOGS

ENTRANCE HALL

Radiator. Large built in understairs cupboard. Stairs to first floor. Brand new oak effect flooring. Walls newly painted magnolia

SHOWER ROOM

Suite comprising WC, wash hand basin and enclosed shower unit. Double glazed window. Radiator. Sandstone effect vinyl flooring.

LIVING ROOM 16'8" x 10'10" (5.08 x 3.30)

Double glazed window overlooking front of property. Radiator. Electric fire and surround. TV aerial point and power sockets. Oak effect flooring. Walls painted magnolia

DINING ROOM 22'02" x 8'05" (6.76 x 2.57)

Serving hatch to kitchen. Two radiators. TV aerial point. Power sockets. Double glazed window overlooking rear garden. Oak effect flooring. Walls painted magnolia

KITCHEN 15'0" x 8'11" + lobby area (4.57 x 2.72 + lobby area)

Full range of wall and base units, complemented by ample work surface space. Inset sink unit and drainer. Appliances include fridge freezer, washing machine and electric cooker. Space for a dining table and chairs. Double glazed window overlooking rear and side gardens and door leading to side garden. Sandstone effect vinyl flooring.

FIRST FLOOR LANDING

Hatch to loft space. Airing cupboard housing boiler and shelving. Light beige fitted carpet.

BEDROOM 1 11'11" x 10'11" (3.63 x 3.33)

Built-in wardrobes. Radiator. Double glazed window overlooking front of property. Power sockets. Oak effect laminate flooring. Walls painted magnolia

BEDROOM 2 11'08" x 9'0" (3.56 x 2.74)

Radiator. Double glazed window overlooking rear of property. Power sockets. Oak effect laminate flooring. Walls painted magnolia

BEDROOM 3 11'07" x 8'11" (3.53 x 2.72)

Radiator. Double glazed window overlooking rear of property. TV aerial point. Power sockets. Oak effect laminate flooring. Walls painted magnolia

BEDROOM 4 10'11" x 6'10" (3.33 x 2.08)

Radiator. Double glazed window overlooking front of property. Telephone point and power sockets. Oak effect laminate flooring. Walls painted magnolia

BATHROOM

White suite comprising bath with bath/shower mixer taps, wash hand basin and WC. Part tiled walls. Radiator. Double glazed window. Sandstone effect vinyl flooring.

OUTSIDE

Side and rear gardens laid to patio and lawn. Front garden laid to lawn and block paved driveway affording off road parking for 2 cars and a garage.

COUNCIL TAX BAND

Council Tax band D = £1806.21 for 2019/20 (for a guide only, please contact Mid Sussex District Council to confirm exact figure)

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £300.00 (equal to one weeks rent). Deposit of £1500.00 (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.

