



**11 Nye Road, Burgess Hill, Sussex, RH15 0JY**

**£1,925 Per Calendar Month**

**PSP**homes

[www.psphomes.co.uk](http://www.psphomes.co.uk)

**A nicely presented FOUR BEDROOM period family home, situated in a highly regarded and conveniently located residential road. The property provides, spacious well presented accommodation comprising entrance hall, separate reception rooms, a good size well fitted kitchen/breakfast room, four bedrooms and bathroom. To the outside is a good size enclosed south facing rear garden, front garden, a driveway to the side as well as further parking to the front. Nye Road is conveniently located and provides easy access to two main line stations, Burgess Hill's town centre, the A23 link road and local schools. INTERNAL VIEWING IS HIGHLY RECOMMENDED. Available - 26th May 2025. EPC rating D.**

#### Front door to entrance hall

#### ENTRANCE HALL

Staircase to the first floor.

#### SITTING ROOM 14'4 x 12'6

Bay window to the front. Feature fireplace. Exposed floorboards. Radiator.

Please note:- Open fire can be used if tenant agrees to have chimney swept at start and end of use.

#### DINING ROOM 10'10 x 10'2

Feature fireplace. Window to the rear. Radiator.

Please note:- the woodburner is for decorative use only.

#### KITCHEN/BREAKFAST ROOM 16' x 8'8

Fitted with a wide range of units. Space for table and chairs. Doors from the side and rear onto the south facing garden.

#### FIRST FLOOR

#### LANDING

Double fitted airing cupboard housing gas fired boiler (2017). Staircase to the second floor.

#### BEDROOM 15'8 x 12'2

Two windows to the front. feature fireplace. Exposed floorboards. Radiator.

#### BEDROOM 11' x 10'2

Window to the rear. Radiator.

#### BEDROOM 8'6 x 6'8

Window to the rear. Radiator.

#### BATHROOM

Suite comprising panel bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Radiator. Window with opaque glass.

#### SECOND FLOOR

#### BEDROOM 15'10 x 12'10

Dual aspect room with views to the front and rear

#### OUTSIDE

#### FRONT

Area of enclosed garden, driveway to the side plus additional areas for parking to the front.

#### REAR

Good size enclosed rear garden being south facing. Areas of lawn and decking as well as brick paved pathways. Gated access to the front.

#### COUNCIL TAX BAND

Council Tax Band D = £2,356.07 for 2025/26 (For a guide only. Please contact Mid Sussex District Council for exact figures).

#### PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £444.23. (equal to one weeks rent). Deposit of £2,221.15 (equal to 5 weeks rent).

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

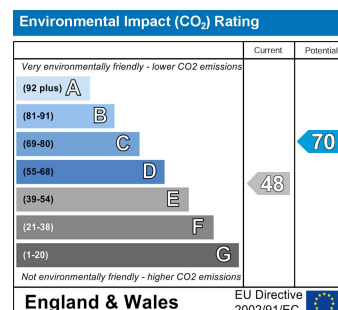
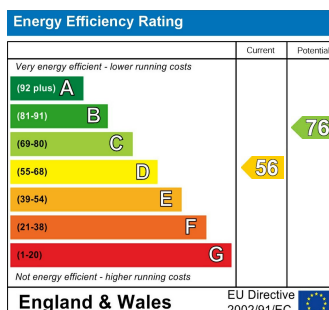
Payment of £50.00 if you want to change the tenancy agreement.

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.



# PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES

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www.psphomes.co.uk

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