



20b St. Marys Road, Burgess Hill, West Sussex, RH15 8NU

£1,250 Per Calendar Month

www.psphomes.co.uk



A two bedroom semi detached bungalow located in a popular residential location. The light, very well presented accommodation comprises, entrance hall, living room with double glazed french doors onto the rear garden, modern kitchen, two double bedrooms and a modern bathroom. Outside is a pleasant rear garden and block paved driveway to the front affording off road parking for several vehicles. Further attributes include gas central heating and replacement double glazing. St Marys Road is conveniently located to take advantage of all Burgess Hill's comprehensive facilities. Available unfurnished early April. EPC rating C

Replacement double glazed front door.

ENTRANCE HALL

Wood flooring. Radiator. Deep storage cupboard. Hatch to the roof space.

LIVING ROOM 14' x 10'6

Replacement double glazed french doors with sidelights leading onto the rear garden. Radiator. Central heating thermostat

KITCHEN 9' x 6'2

Fitted with a comprehensive range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Stainless steel sink unit. Fitted oven, hob and cooker hood. Breakfast bar. Space and services for appliances. Tiled floor. Double glazed window to the front. Radiator.

BEDROOM ONE 10'10 x 9'10

Double glazed window to the front. Double fitted wardrobes with sliding mirror doors. Radiator

BEDROOM TWO 9'6 x 8'4

Double glazed window to the front. Radiator

BATHROOM

Modern suite comprising panel bath with fitted shower, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Double glazed window with opaque glass.

OUTSIDE

FRONT

Block paved driveway affording off road parking for several vehicles. Pathway to the side with gated access to the rear.

REAR GARDEN

Areas of lawn and decking. Garden shed.

INFORMATION

Council Tax Band C for 2022/2023 = £1810.07 (for a guide only, please contact Local Authority for exact figure)

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £288.00 (equal to one weeks rent). Deposit of £1442.00 (equal to 5 weeks rent).

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

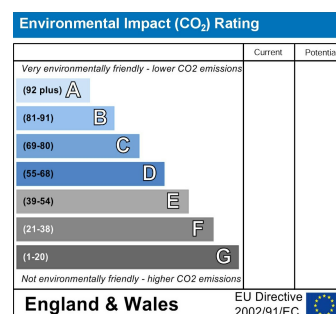
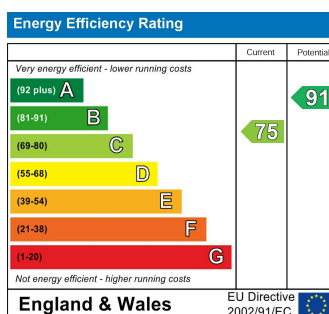
Payment of £50.00 if you want to change the tenancy agreement.

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
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