







25 Cold Waltham Lane, Burgess Hill, Sussex, RH15 0EL

£1,625 Per Calendar Month



A three bedroom mid terraced house located in a highly desirable residential development within the CATCHMENT AREA FOR BIRCHWOOD GROVE SCHOOL. This fine property provides light, spacious accommodation that is considered to be in excellent condition throughout. Briefly this comprises, entrance hall, the staggered open plan living room/dining room, modern fitted kitchen, three good size bedrooms and family bathroom. Outside is an attractive enclosed rear garden, front garden with driveway affording off road parking and an integral garage. Further attributes include gas central heating and double glazing. AVAILABLE UNFURNISHED & from the 9th DECEMBER 2024. EPC rating D.

Coldwaltham Lane is situated within the highly regarded Folders Lane development on the eastern outskirts of Burgess Hill but still offers easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Both main line railway stations are within striking distance, as are the Triangle Leisure Centre and the A23 link road. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

# FRONT DOOR TO THE ENTRANCE HALL

### **ENTRANCE HALL**

Laminate flooring. Radiator.

# LIVING ROOM/DINING ROOM 24' x 17' max

Dual aspect staggered room with double glazed window to the front and sliding patio doors onto the rear garden. Dining area with laminate flooring and radiator. Living room with radiator. Staircase rising to the first floor.

# KITCHEN 10'10 x 6'10

Fitted with a comprehensive modern range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Built in oven and hob. Stainless steel sink unit. Space and services for appliances. Wall mounted gas fired boiler. Laminate flooring. Double glazed door onto the rear garden.

# **FIRST FLOOR**

### LANDING

Hatch to the roof space. Built in airing cupboard.

# BEDROOM ONE 11'10 x 11'10 + wardrobes

Double glazed window to the rear. Range of fitted wardrobes with sliding mirror doors. Radiator.

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# **BEDROOM TWO 9'10 x 8'10**

Double glazed window to the front. Built in wardrobe cupboard. Radiator.

### BEDROOM THREE 9'4 x 6'10

Double glazed window to the rear. Radiator.

# **BATHROOM**

Suite comprising panel bath with fitted shower, low level wc and wash hand basin. Part tiled walls. Radiator. Double glazed window with opaque glass.

# **OUTSIDE**

### **FRONT**

Area of lawn with pathways. Driveway affording off road parking leading to the garage.

### GARAGE

With up and over door. Power and light.

# **REAR GARDEN**

Attractive enclosed rear garden with area of lawn relieved by beds and borders. Paved patio. Gated access to the rear.

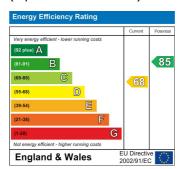
# **COUNCIL TAX**

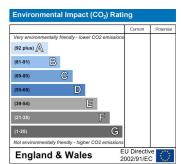
Council tax band D £2,240.79 FOR 2024/2025 (for a guide only, please contact Mid Sussex District Council for exact figure)

# PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £375.00 (equal to one weeks rent). Deposit of £1875.00 (equal to 5 weeks rent).





TOTAL FLOOR AREA: 1018 sq.R. (94.5 sq.m.) approx.

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