



64 Kings Way, Burgess Hill, Sussex, RH15 0TP

£1,500 Per Calendar Month

PSPhomes

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A good sized four bedroom detached house located in a highly regarded residential road backing onto a lightly wooded area with open countryside beyond. This fine property provides light, spacious accommodation comprising, entrance hall with cloakroom, a modern fitted kitchen, separate reception rooms, conservatory, master bedroom with en-suite, three further bedrooms and a modern bathroom. Outside are front and rear gardens as well as a garage and driveway affording off road parking. Further attributes include gas central heating and double glazing. Kings Way is conveniently located to take advantage of all Burgess Hill's comprehensive facilities. AVAILABLE EARLY NOVEMBER unfurnished. EPC rating C.

Replacement double glazed front door to:

ENTRANCE HALL

Radiator. Door into the garage. Staircase rising to the first floor.

CLOAKROOM

Low level WC and wash hand basin. Radiator. Replacement double glazed window with opaque glass.

SITTING ROOM 20' x 11'2

Radiator. Feature fireplace (not in use). Sliding patio doors into the conservatory.

CONSERVATORY 12'10 x 7'10

With double glazed windows and double doors onto the rear garden. Radiator.

DINING ROOM 13' x 11'6

Replacement double glazed window overlooking the rear. Radiator. Door into kitchen.

KITCHEN 14' x 8'4

Fitted with a modern range of wall and floor units. Built in appliances. Space and services for further appliances. Stainless steel sink unit. Replacement double glazed window to the front. Replacement double glazed door onto the side.

FIRST FLOOR

LANDING

Hatch to the roof space. Built in airing cupboard.

MASTER BEDROOM 12' x 11'8

Replacement double glazed window to the front. Range of fitted wardrobes. Radiator.

EN-SUITE

Suite comprising enclosed shower and wash hand basin. Replacement double glazed window with opaque glass. Heated towel rail.

BEDROOM 2 12' (max) x 11'4

Replacement double glazed window to the rear with views over wooded aspect and open fields. Range of fitted wardrobes. Radiator.

BEDROOM 3 14'6 (max) x 8'4

Replacement double glazed window to the front. Radiator.

BEDROOM 4 10'4 x 11'6 (max)

Replacement double glazed window to the rear. Radiator.

BATHROOM

Modern suite comprising panelled bath with fitted shower and screen, low level WC and wash hand basin with cupboards above and below. Part tiled walls. Replacement double glazed window with opaque glass. Heated towel rail.

OUTSIDE

REAR GARDEN

Landscaped, enclosed rear garden with areas of terrace relieved by beds and borders, stocked with plants and shrubs. Garden shed. Gated access to both side and rear.

FRONT

Pathways and lawn. Gated access to side. Driveway affording off road parking for several cars.

GARAGE

With up and over door. Eaves storage. Wall mounted boiler.

COUNCIL TAX

Council tax band 'E' - £2,303.19 for 2020/21 (for a guide only, please contact Local Authority for exact figure)

PERMITTED TENANT PAYMENTS

Before the tenancy starts (Payable to PSPHomes Burgess Hill 'the agent')
PERMITTED TENANTS PAYMENTS:- Holding deposit of £346.00 (equal to one weeks rent). Deposit of £1,730.00 (equal to 5 weeks rent).

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

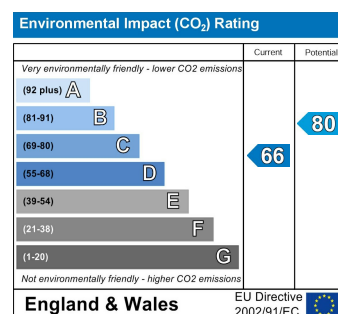
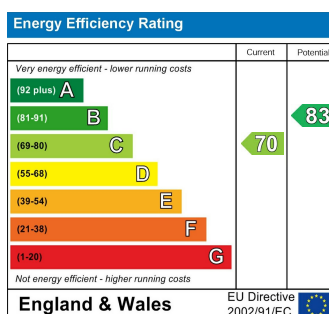
Payment of £50.00 if you want to change the tenancy agreement.

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.



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VIEWING BY APPOINTMENT WITH PSP HOMES

54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.