



39 Western Road, Burgess Hill, West Sussex, RH15 8QW
£1,550 Per Calendar Month



A beautifully presented three bedroom semi detached house located in a very popular residential road. This property has been updated and improved to provide ample accommodation, comprising entrance hall, sitting room, refitted kitchen/dining room, three bedrooms and a refitted bathroom. Outside is an enclosed rear garden, small front garden and a shared driveway that leads to the garage. Further attributes include, gas central heating and replacement double glazing. Western Road is conveniently located to take advantage of all Burgess Hill's comprehensive facilities. EPC rating: D. STRICTLY NO PETS

ENTRANCE HALL

Double glazed front door. Staircase rising to the first floor.

SITTING ROOM 12'2" x 11'0" (3.71 x 3.35)

Replacement double glazed window to the front. Radiator.

KITCHEN/DINING ROOM 18'8" x 8'10" (5.69 x 2.69)

Refitted with a comprehensive range of units. Dining area with space for table and chairs. Replacement double glazed window to the rear. Patio doors opening onto the rear garden.

FIRST FLOOR

LANDING

Hatch to the roof space.

BEDROOM 1 11'10" x 11'0" (3.61 x 3.35)

Double glazed window to the front. Radiator.

BEDROOM 2 11'10" x 9'0" (3.61 x 2.74)

Double glazed window to the rear. Radiator.

BEDROOM 3 6'10" x 6'4" (2.08 x 1.93)

Double glazed window to the front. Radiator.

BATHROOM

Refitted suite comprising panelled bath with shower attachment, low level WC and wash hand basin. Tiled floor. Radiator. Replacement double glazed window with opaque glass.

OUTSIDE SPACE

Area of lawn to the front. Shared driveway to the garage. Garage with up and over door and door leading onto the rear garden. Good size enclosed rear garden. Gated access to side of property. Gated access to the garage.

INFORMATION

Council tax band C = £1,991.81 for 2024/2025(for a guide only, please confirm exact figure with Local Authority)

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £357 (equal to one weeks rent). Deposit of £1,788.00 (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.

