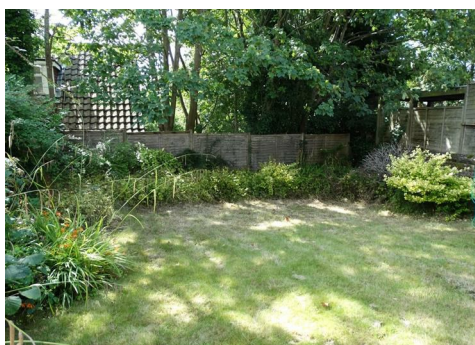




127 Station Road, Burgess Hill, West Sussex, RH15 9ED

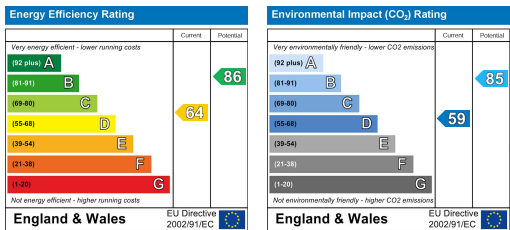
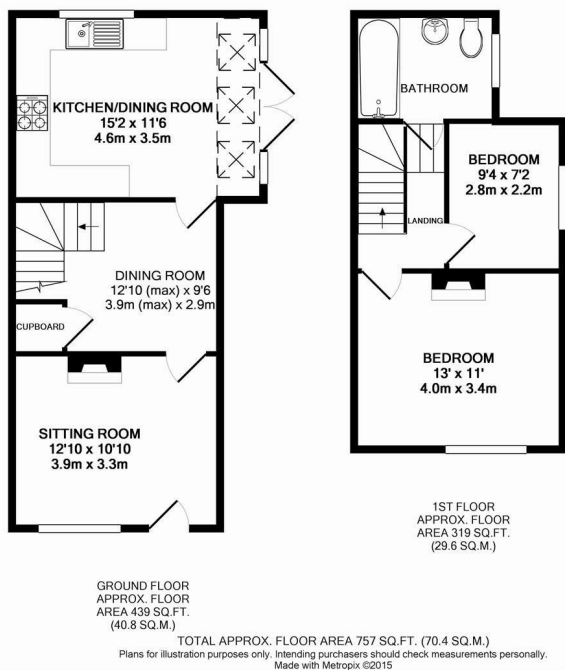
£1,450 Per Calendar Month

www.psphomes.co.uk



A delightful two bedroom end of terrace period cottage located in a very convenient position within easy walking distance of both the town centre, main line railway station and local schools. The extended accommodation comprises two bedrooms, two reception rooms, a stunning kitchen/breakfast room and a bathroom. The property benefits from an enclosed rear garden and a block paved driveway affording off road parking to the front. AVAILABLE unfurnished MID FEBRUARY. EPC rating D. One well behaved PET CONSIDERED (with additional charge).

- ENTRANCE**
UPVC front door leading to:-
- LOUNGE 12'9" x 10'0"**
Cast iron fireplace with a feature surround and stone hearth. Inset halogen downlights, radiator, TV aerial and telephone point. Double glazed window to the front. Door to the rear leading to:-
- DINING ROOM 12'11" into recess x 9'5"**
Storage cupboard housing the fuse board and meters. Recessed area ideal for use as a small study space. Inset halogen downlights and radiator. Double glazed window to the side. Door to the rear. Stairs rising to the first floor landing.
- KITCHEN/BREAKFAST ROOM 15'2" x 11'5"**
Modern white re-fitted kitchen units with high gloss roll edge work tops featuring a range of wall and base units. Built-in cooker and hob with extractor hood above. Enclosed gas fired combination boiler. Space for washing machine and fridge freezer and space for a dining table. Double glazed window to the side and skylight windows above with full height double glazed doors offering access to the rear garden.
- SPLIT LEVEL FIRST FLOOR LANDING**
Doors leading to both bedrooms and the bathroom. Hatchway accessing the loft space.
- BEDROOM 1 12'11" x 10'10"**
Cast iron fireplace with a feature surround. Radiator, TV aerial and telephone point. Double glazed window to the front.
- BEDROOM 2 9'2" x 7'1"**
Radiator and telephone point. Double glazed window to the side.
- BATHROOM**
Re-fitted modern white suite comprising panelled bath with mixer taps. Wall mounted shower above with glass screen. Close coupled W.C with dual flush. Pedestal wash hand basin with mixer taps. Tiled walls, extractor fan, shaver point and chrome heated towel rail. Frosted double glazed window to the side.
- REAR GARDEN 36'0" x 30'0"**
South facing rear garden with paved patio area and side passage accessing the front of the property.
- PARKING**
Block paved hardstanding to the front of the property providing off road parking for one vehicle.
- COUNCIL TAX BAND**
COUNCIL TAX BAND C = £1,991.81 for 2024/2025 (for a guide only, please contact Local Authority for exact figure)
- PET CHARGES**
One small/medium well behaved cat or dog permitted at the property for an extra £50.00pcm with the property professionally de-infested at end of tenancy payable by the tenant.



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.