







15 Orchard Close, Burgess Hill, West Sussex, RH15 0GF

£1,250 Per Calendar Month

PSPhomes

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******** VIEWING HIGHLY RECOMMENDED ********

A beautifully presented MODERN THREE BEDROOM end terrace house built in 2012 and situated in a tucked away position on a small development. The property is within easy walking distance of a mainline station and local amenities. The ground floor comprises a modern fitted kitchen, to include all high quality branded appliances, a spacious living room with french doors opening onto the self contained private rear garden and a spacious downstairs cloakroom. The ground floor also includes a large walk in understairs storage cupboard. The first floor comprises a master bedroom with spacious en-suite. Further good sized double and single bedrooms and a beautifully presented family bathroom with fully tiled walls to the bath, are supplemented by a large storage/linen cupboard on the landing. Further attributes include gas fired central heating, electric shower to bathroom, double glazing throughout, allocated parking and a semi detached garage beside the house. The property is available unfurnished by negotiation. LOW RUNNING COSTS - EPC rating C. Strictly no pets

FRONT GARDEN
Small lawned area with pathway leading to front door.

ENTRANCE HALL
White double glazed composite front door. Magnolia painted walls and pale green coloured carpet. Radiator. Smoke alarm. Central heating control. All doors leading off. Stairs leading to the first floor.

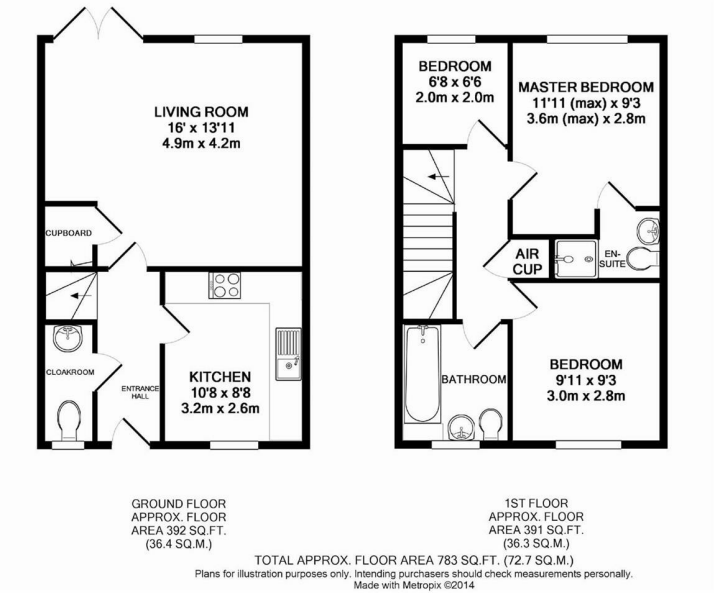
KITCHEN 8'10" x 10'6"
Range of modern fitted wall and base units with complementary worksurfaces. Integrated gas hob with single stainless steel oven and extractor hood over, single drainer sink with mixer tap, dishwasher, washing machine, fridge freezer. Dark tile effect vinyl flooring. Circular kitchen table and four chairs. Cupboard housing the combi boiler. Venetian blind. Double glazed window overlooking the front garden.

CLOAKROOM
White suite comprising low level WC and wash hand basin. Radiator. Coat hooks. Venetian blind covering the double glazed window overlooking the front garden. Magnolia painted walls and pale green coloured carpet

LIVING ROOM 14'7" x 16'0" (into recess)
Double glazed french doors and window opening onto rear garden. Magnolia painted walls and pale green coloured carpet. 2 x radiators. TV and telephone point. Large under stairs storage cupboard.

LANDING
Double glazed window overlooking the side. Large storage cupboard. Magnolia painted walls and pale green coloured carpet.

MASTER BEDROOM 12'2" x 9'6"
Double glazed window overlooking the rear. Radiator. Recess for wardrobes. Telephone point. Magnolia painted walls and pale green coloured carpet. Door leading to:-



EN-SUITE SHOWER ROOM
White suite comprising wash hand basin, low level WC and glazed shower cubicle with electric shower. Complementary coloured part tiled and part painted magnolia walls. Grey coloured vinyl flooring. Radiator. Extractor fan. Towel rail.

BEDROOM TWO 10'0" x 9'3"
Double glazed window overlooking the front. Magnolia painted walls and pale green coloured carpet. Radiator

BEDROOM THREE 6'8" x 6'6"
Double glazed window overlooking the rear garden. Magnolia painted walls and pale green coloured carpet. Radiator

FAMILY BATHROOM
White suite comprising bath with fitted electric shower over, glass shower screen, low level WC and wash hand basin. Part mosaic tiled and part painted magnolia walls. Dark wood effect vinyl flooring.

GARDEN
Rear garden laid to lawn with small paved patio area abutting the property. Side and rear access gate. Fenced on all sides.

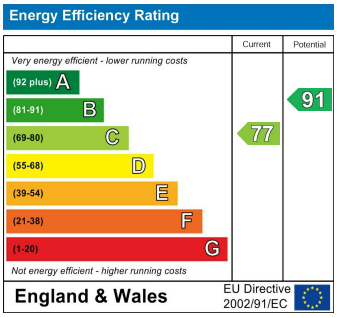
GARAGE
Up and over door, side door access, power and light.

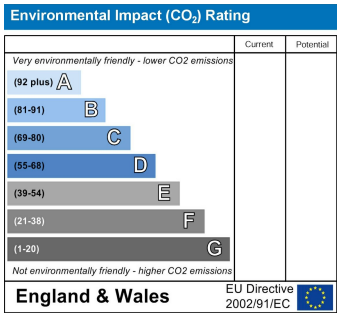
INFORMATION
Council tax band C = £1824.57 approx (for exact figure please check with Lewes District Council)

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.





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

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