



**193 Lower Church Road, Burgess Hill, RH15 9AA**

**£1,100 Per Calendar Month**

[www.psphomes.co.uk](http://www.psphomes.co.uk)



A delightful two bedroom ground floor apartment located in a popular convenient position that offers easy access to both Burgess Hill town centre and main line stations and is finished to a high specification throughout. The apartment offers a fitted kitchen, living room, fully tiled bathroom with the benefit of a walk-in shower enclosure and two bedrooms. Further attributes include gas central heating, double glazing and a private outside storage room/bike shed. The property is AVAILABLE EARLY JULY. EPC rating C. STRICTLY NO CHILDREN or PETS.

**ENTRANCE HALL**

Door to the living room/kitchen.

**LIVING ROOM/KITCHEN 22'10 x 12'10 (max)**

Double glazed window to the front. Understairs storage. Radiator. Fitted Cable and TV points

**KITCHEN**

Fitted kitchen with a comprehensive range of wall and floor units, complemented with work surface and splashbacks. Stainless steel sink unit. Built in oven, hob and cooker hood. Integrated fridge and freezer and washing machine.

**BEDROOM 1 12'6 x 7'6**

Double glazed window to the front. Radiator.

**BEDROOM 2 12'4 (max) x 6'7 (max)**

Double glazed window to the side. Radiator.

**BATHROOM**

White suite with separate bath and freestanding walk-in shower, low level WC and wash hand basin. Fully tiled walls and floor.

**COUNCIL TAX**

Council tax band B = £1,832.50 FOR 2025/2026 (For a guide only. Please contact Mid Sussex District Council for exact figure)

**OUTDOOR STORAGE ROOM**

Wooden purpose built private outdoor storage room/bike shed..

**PERMITTED TENANTS PAYMENTS**

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £253.84 (equal to one weeks rent). Deposit of £1269.23 (equal to 5 weeks rent).

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

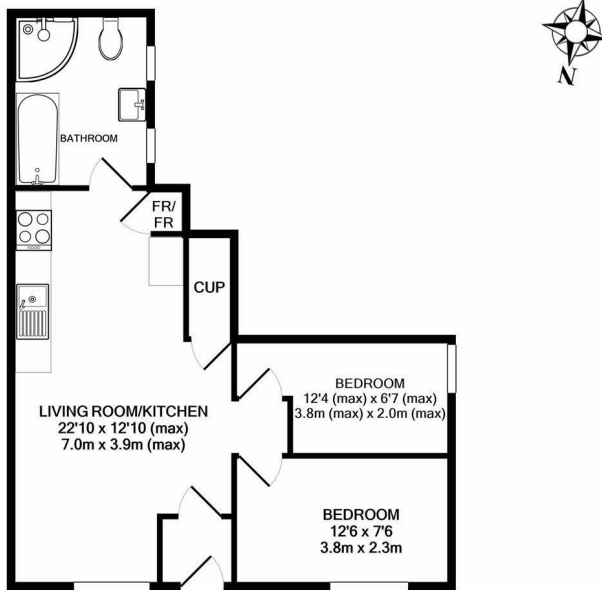
Payment of £50.00 if you want to change the tenancy agreement.

PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

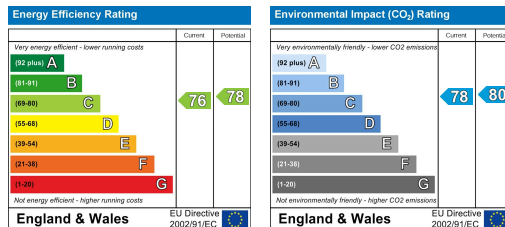
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

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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