



**25a Station Road, Burgess Hill, West Sussex, RH15 9DE**

**£1,200 Per Calendar Month**

**PSP**homes

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**A well presented and conveniently located two bedroom first floor flat situated in Burgess Hill town centre and within a moments walk of Burgess Hill mainline train station. The property is offered on an unfurnished basis and comprises private entrance with stairs rising to the first floor, opening onto a hallway with doors off to the spacious living room, double bedroom, further large single bedroom, a fitted kitchen with oven and hob, washing machine and fridge and a white fitted bathroom suite with shower over the bath. Further attributes include gas central heating and replacement double glazing. Station Road is very conveniently located to take advantage of all Burgess Hill's comprehensive facilities and internal viewing is highly recommended, strictly by appointment. Offered unfurnished and available now. NO PARKING allocated to flat.**

**ENTRANCE HALL**

**BATHROOM**

White suite comprising panelled bath with shower over, low level WC and wash hand basin. Window with opaque glass.

**KITCHEN**

Modern fitted kitchen comprising wall and floor units, complemented with ample worksurface and tiled splashbacks.

Fitted cooker, washing machine and fridge. Stainless steel sink unit. Double glazed door onto enclosed patio area.

**LIVING ROOM**

Bay window to the front

**BEDROOM ONE**

Window to the front

**BEDROOM TWO**

Double glazed window overlooking the rear.

**ENCLOSED PATIO AREA**

**LOCATION**

Station Road enjoys an incredibly central location in the heart of Burgess Hill. The mainline station is just a few minute walk and provides fast, regular commuter services to London (Victoria/London Bridge), Gatwick Airport and cosmopolitan Brighton & Hove - perfect for commuters. The town centre, with its Waitrose Superstore, is also under five minutes on foot. The Martlets Shopping Centre provides a selection of shops and stores, including B&M and Boots Pharmacy. There is also a selection of bars, pubs and restaurants including Quench Lounge Bar, Green Mango Thai, Yaprak Turkish, Plaza Uno Tapas and Spiral Tex Mex. The independent Orion Cinema is just around the corner.

**INFORMATION**

Council Tax Band B = £1832.50 for 25/26 (for a guide only, please contact Local Authority for exact figure)

**PERMITTED TENANT PAYMENTS**

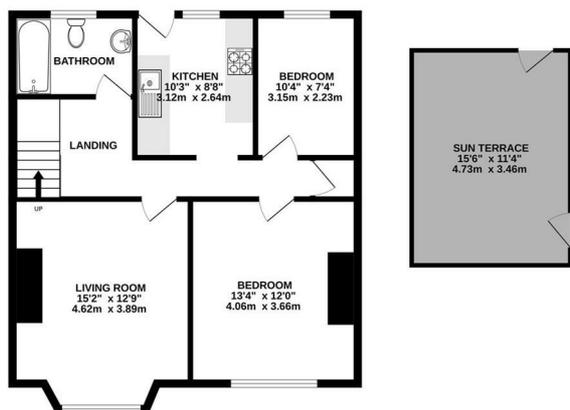
Permitted Payments:

Holding Fee: One weeks rent - £276.92

Deposit: Five weeks rent - £1384.61

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.6 sq.m.) approx.  
Plans for illustrative purposes only. Intending purchasers should check measurements personally.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	70
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		54	68
	EU Directive 2002/91/EC		



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.