



25 Pepper Drive, Burgess Hill, West Sussex, RH15 9UZ

£1,400 Per Calendar Month

www.psphomes.co.uk



PSPhomes

A very well presented two double bedroom terraced property located in a quiet close within highly regarded Priory Village. This fine property is light and spacious throughout with the accommodation briefly comprising, entrance hall, living room, well fitted kitchen with appliances, conservatory, two double bedrooms and a modern bathroom. Outside are an attractive rear garden, front garden area and a garage with driveway affording off road parking. Further attributes include gas central heating and double glazing.

Pepper Drive is a short walk of a Tesco Superstore and is conveniently located close to the town centre with its wide variety of amenities, including Waitrose supermarket and within close proximity to highly regarded primary and secondary schools. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick airport and, more locally, Lewes and Haywards Heath. AVAILABLE UNFURNISHED MID JANUARY. EPC rating C.

Covered canopy

Front door to:

ENTRANCE HALL

Radiator. Coat hanging area with meter area.

LIVING ROOM 16'6" (max) x 11'8"

Replacement double glazed window to the front. Radiator. Staircase rising to the first floor.

KITCHEN/DINING ROOM 11'8" x 11'0"

Kitchen fitted with a modern range of wall and floor units complemented with ample work surface and tiled splashbacks. Built in oven, hob and cooker hood, Stainless steel single sink unit. Freestanding fridge freezer, washing machine and dishwasher. Radiator. Dining area.

Door onto:

CONSERVATORY 9'10" x 9'8"

With double glazed units and double doors onto the rear garden.

FIRST FLOOR

LANDING

Hatch to the roof space.

BEDROOM 1 11'3" (max) x 9'5" + wardrobes

Replacement double glazed windows to the front. Built in double and single wardrobes. Built in airing cupboard. Radiator.

BEDROOM 2 11'8" x 10'10" (max)

Replacement double glazed window to the rear. Radiator.

BATHROOM

Modern white suite comprising panelled bath with shower attachment. Low level WC and wash hand basin. Part tiled walls. Extractor fan. Radiator.

OUTSIDE

FRONT

Area of garden with plants and shrubs.

REAR GARDEN

Enclosed rear garden landscaped for easy maintenance with areas of paved patio relieved by well stocked beds and borders

GARAGE

Up and over door. Eaves storage. Driveway immediately to the front affording off road parking.

COUNCIL TAX

Council Tax Band "C" £1,897.90 for 2023/2024

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £323.00 (equal to one weeks rent). Deposit of £1615.00 (equal to 5 weeks rent).

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

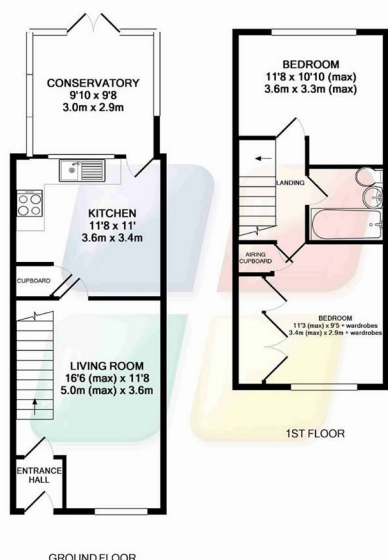
Payment of £50.00 if you want to change the tenancy agreement.

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.



Plans for illustration purposes only
Made with Metropix (2011)

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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

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.