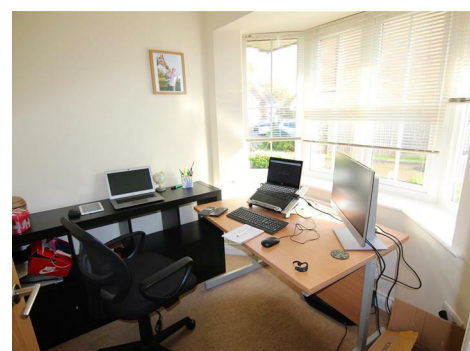




37 Sycamore Drive, Burgess Hill, RH15 0GG

£2,000 Per Calendar Month

www.psphomes.co.uk



A desirable detached four bedroom family home located in a prime position within a highly regarded residential development off Folders Lane. The property provides well proportioned accommodation considered to be in very good order throughout. There are three separate reception rooms, a fine kitchen/breakfast room with adjoining utility room, master bedroom with en-suite, three further bedrooms and contemporary suites in the family bathroom and ground floor cloakroom. Outside, the attractive rear garden has a wooded outlook, whilst to the front is a private driveway and garage and a neat area of lawn. All of Burgess Hill's comprehensive facilities and surrounding areas are easily accessible. AVAILABLE MID/LATE DECEMBER unfurnished. EPC rating B/C

Front door to entrance hall

ENTRANCE HALL

Staircase to first floor. Radiator.

LIVING ROOM 16'4 x 11'

Feature fireplace. Double glazed patio doors onto the rear garden. Two radiators.

DINING ROOM 10'10 x 9'2

Bay window to the front. Radiator.

STUDY 7'4 x 7'4

Bay window to the front. Radiator.

KITCHEN/BREAKFAST ROOM 13' x 9'2

Comprehensive fitted kitchen with oven, hob and cooker hood. Stainless steel sink unit. Integrated fridge and freezer.

UTILITY ROOM 6'2 x 5'10

Stainless steel sink unit with cupboard below. Washing machine and dishwasher. Gas fired boiler. tiled flooring. Door onto the rear garden.

FIRST FLOOR

LANDING

Built in airing cupboard

BEDROOM ONE 11'2 x 10'4

Range of built in wardrobes. Radiator. Double glazed window

EN-SUITE

Suite comprising double shower, low level wc, wash hand basin. Heated towel rail.

BEDROOM TWO 11'2 x 11'4 (max)

Radiator. Double glazed window.

BEDROOM THREE 11'2 x 9'6

Radiator. Double glazed window.

BEDROOM FOUR 9'6 x 7'8

Radiator. Double glazed window

BATHROOM

Suite comprising panel bath with fitted shower, low level wc and wash hand basin. Double glazed window.

OUTSIDE

FRONT

Areas of lawn with shrub border. Driveway affording off road parking and leading to the garage.

REAR

Attractive enclosed rear garden with wooded aspect beyond. Door into garage. Gated access to one side.

COUNCIL TAX BAND

Council Tax Band F = £3,084.09 for 2023/2024 (for a guide only, please contact Local Authority for exact figure)

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £461.00 (equal to one weeks rent). Deposit of £2,307.00 (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.

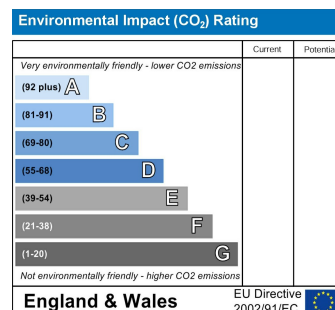
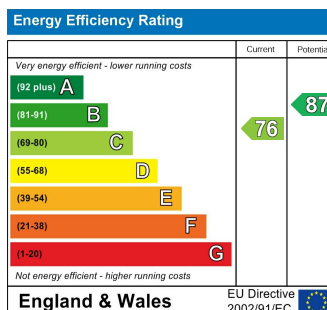
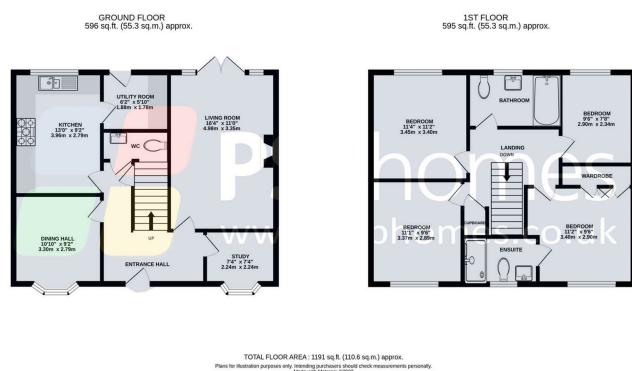
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

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.

INFORMATION

Please be aware that the parking of any commercial vehicle is not permitted on the development at any time.



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.