

52 Curf Way, Burgess Hill, RH15 0GE
£1,700 Per Calendar Month



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** BE THE FIRST TO RESIDE IN THIS BRAND NEW HOME **

A delightful four bedroom town house located in Kings Weald, a stunning new development offering easy access to all Burgess Hill's comprehensive facilities. The accommodation is finished to a high standard throughout and briefly comprises, entrance hall, living room, a well fitted kitchen/dining room, cloakroom, main bedroom with en-suite, three further bedrooms and a family bathroom. Outside are an enclosed south west facing rear garden, a neat front garden area and a garage with additional parking. Further attributes include gas central heating, double glazing and solar panels. EPC rating B. AVAILABLE UNFURNISHED EARLY APRIL.

Curf Way is located within the desirable Kings Weald development conveniently located to take advantage of both main line stations and the town centre with its wide variety of comprehensive shopping facilities. Burgess Hill offers an excellent selection of both primary and secondary schools whilst the A23 link road and Triangle Leisure Centre are within easy striking distance. The town 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.

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT

Front door to the entrance hall

ENTRANCE HALL

Laminate flooring. Staircase rising to the first floor.

LIVING ROOM

18'4 x 11'11

Window to the front. Two radiators. Deep understairs cupboard. Glazed double doors to the kitchen/dining room.

KITCHEN/DINING ROOM

15'3 x 15'1

Kitchen fitted with a comprehensive range of contemporary wall and floor units with complemented with ample worksurfaces and splashbacks. Fitted double oven, hob and cooker hood. Integrated fridge, freezer and dishwasher. One and a half bowl sink unit. Concealed gas fired boiler. Space for dining table and chairs. Double doors onto the rear garden. Widow overlooking the rear garden. Radiator.

CLOAKROOM

Suite comprising low level wc and wash hand basin. Radiator.

FIRST FLOOR

LANDING

Built in storage cupboard. Radiator. Study area. Staircase rising to the first floor.

BEDROOM TWO

12'6 x 8'8

Window to the rear. Built in double wardrobes. Radiator

BEDROOM THREE

9'8 x 8'2

Window to the front. Radiator.

BEDROOM FOUR

8'9 x 6'2

Double glazed window to the rear. Radiator.

BATHROOM

Suite comprising, panel bath with fitted shower and screen, low level wc and wash hand basin. Part tiled walls. Heated towel rail.

SECOND FLOOR

LANDING

Deep walk in wardrobe/storage area.Hatch to the roof space. Velux window.

MAIN BEDROOM

13'8 x 9'7

Window to the front. Large built in wardrobe. Radiator.

EN SUITE

Suite comprising enclosed double shower, low level wc and wash hand basin with cupboards. Heated towel rail. Par tiled walls. Velux window.

OUTSIDE

FRONT

Neat area of garden

REAR GARDEN

Level enclosed south west facing rear garden. Gate giving access to the rear. Door into the garage.

GARAGE

Up and over door. Door opening into the rear garden. Parking immediately in front. Electric charging point.

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £392.00 (equal to one weeks rent). Deposit of £1961.00 (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.

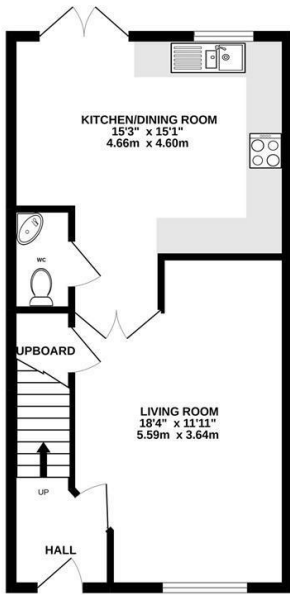
PSPhomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.

COUNCIL TAX BAND

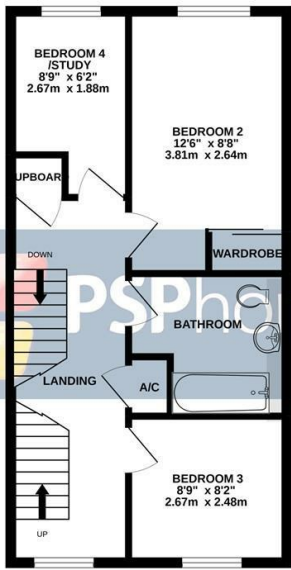
Council Tax Band "D" = £2,036.33 for 2022/2023 (for a guide only, please contact Local Authority for exact price) - Banding to be confirmed upon completion.



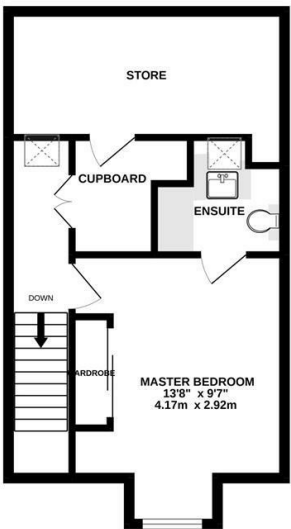
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



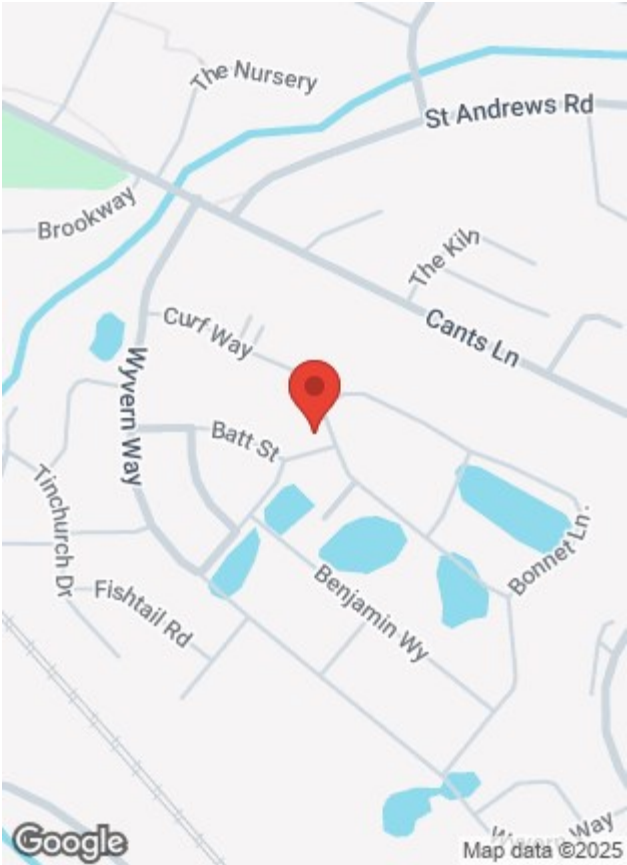
1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.
Plans for illustration 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	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	



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



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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.