



**38B Royal George Road, Burgess Hill, West Sussex, RH15 9SE**

**£1,200 Per Calendar Month**

**PSP**homes

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

**A light spacious two bedroom first floor apartment located in a convenient position within Burgess Hill. The accommodation is generously proportioned throughout and briefly comprises, entrance hall, the open plan living room/kitchen with a bay window having views to the South Downs, two good size bedrooms and a modern white bathroom suite. Outside is an enclosed area to the rear that leads to a parking bay. Further attributes include gas central heating and double glazing.**

**Royal George Road is conveniently located to take advantage of the town centre with its comprehensive shopping facilities, main line railway station and local schools. The A23 is easily accessible as is the Triangle Leisure Centre. AVAILABLE UNFURNISHED IMMEDIATELY. EPC rating D. STRICTLY NO PETS**

#### Entrance with staircase rising to the first floor

Front door to the entrance hall

#### ENTRANCE HALL

Understairs storage. Radiator.

#### OPEN PLAN LIVING ROOM/KITCHEN 19' max x13'6 into bay

Double glazed bay window with views to the South Downs. Radiator. Kitchen fitted with a range of wall and floor units. Fitted oven, hob and cooker hood. Integrated fridge and freezer. Washing machine. One and a half bowl sink unit.

#### BEDROOM ONE 13'6 x 11'4

Double glazed window to the rear. Radiator. Fitted wardrobe cupboard housing the gas fired boiler.

#### BEDROOM TWO 11'4 x 9'6

Double glazed windows to the side and rear. Radiator. Door with staircase leading to an enclosed area with parking bay beyond.

#### BATHROOM

White suite comprising panel bath with fitted shower attachment, low level wc and wash hand basin. Heated towel rail. Two double glazed windows with opaque glass.

#### OUTSIDE

Immediately to the rear is an enclosed area with a gate leading to a parking bay.

#### COUNCIL TAX BAND

Council Tax band "B" £1,832.50 for 2025/2026

#### PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £276.92 (equal to one weeks rent). Deposit of £1384.61 (equal to 5 weeks rent).

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

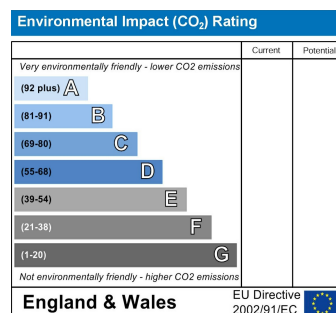
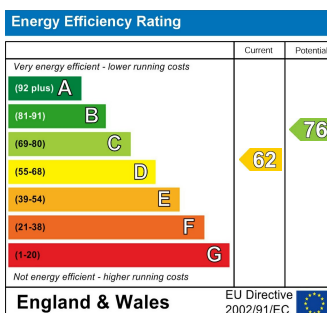
Payment of £50.00 if you want to change the tenancy agreement.

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.



# PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES

54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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