



**21 St Peters Road, Burgess Hill, West Sussex, RH15 8JP**

**£1,400 Per Calendar Month**

**PSP**homes

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

A most attractive bungalow located in a highly desirable location in Burgess Hill. The accommodation is light and spacious throughout and is considered to be in very good decorative order throughout. Briefly this comprises, entrance hall, living room with adjoining conservatory, a modern fitted kitchen/dining room with white goods. Two good size double bedrooms and a modern fitted shower room. Outside is an enclosed, level west facing rear garden, a front garden with driveway and a shared driveway that leads to the garage.

St Peters Road is a highly regarded residential location. The town centre and both main line stations are within a reasonable walk. Excellent private and state schools are easily accessible. The A23 link road and Triangle Leisure Centre are approximately one mile distant. 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.

Front door opening to the Entrance Hall.

#### ENTRANCE HALL

Radiator. Central heating thermostat.

#### LIVING ROOM 13'10" x 13'8" (max)

Sliding doors onto the Conservatory. Radiator.

#### CONSERVATORY 11'0" x 8'10"

Double glazed double doors onto the rear garden.

#### KITCHEN/BREAKFAST ROOM 14'8" x 10'6"

Modern kitchen fitted with a wide range of range of wall and floor units. Fitted oven, hob and cooker hood. Inset sink unit. Washing machine. Fridge/freezer. Space for dining table and chairs. Radiator. Double glazed windows to the side and rear. Double glazed door onto the rear garden.

#### BEDROOM 1 13'6" x 10'6"

Double glazed window to the front. Fitted shelves. Radiator.

#### BEDROOM 2 12'8" x 10'4"

Double glazed windows to the front and side. Twin double wardrobes. Radiator.

#### BATHROOM

Modern suite comprising enclosed double shower, low level WC and wash hand basin. Tiled walls. Radiator. Double glazed window with opaque glass.

#### OUTSIDE

#### FRONT

Areas of garden. Driveway affording off road parking. Shared driveway leading to the garage.

#### GARAGE

Up and over door. Door to the rear garden.

#### REAR GARDEN

A pleasant west facing rear garden with areas of lawn, patio and paths. Access to the garage. Garden shed. Greenhouse. Gated access to side and front.

#### COUNCIL TAX BAND

Council Tax Band "D" £2036.33 for 2022/2023

#### PERMITTED TENANTS 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 £1,615.00 (equal to 5 weeks rent).

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

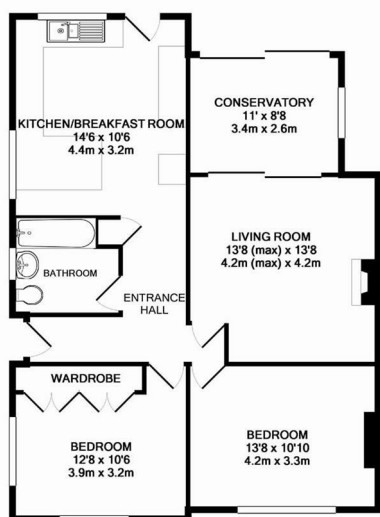
Payment of £50.00 if you want to change the tenancy agreement.

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.



TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 SQ.M.)  
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 <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                                                 | EU Directive 2002/91/EC |           |

# PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES

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

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