



**13 Millbank, Burgess Hill, West Sussex, RH15 8DD**

**£1,675 Per Calendar Month**

**PSP**homes

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



An extended three bedroom semi detached house offering larger than average accommodation and located in a quiet convenient residential position. Light, spacious and very well presented throughout the property provides entrance hall, living room, a modern fitted kitchen family room, three good size bedrooms and a modern refitted bathroom. Outside is an attractive and private west facing rear garden as well as a front garden with driveway that leads to the garage. Further attributes include gas central heating and double glazing. EPC RATING D

Millbank is a well regarded residential close. 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. AVAILABLE FROM THE 29TH NOVEMBER 2024.

Replacement double glazed door into the entrance hall

**ENTRANCE HALL**

Area for coat hanging. Door into the living room

**LIVING ROOM 23' x 10'10**

Dual aspect room with double glazed window overlooking the front and double glazed French doors onto the rear garden. Feature fireplace. Two radiators. Wood flooring throughout. Staircase to the first floor

**KITCHEN/FAMILY ROOM 24'4 x 10'8**

Divided as

**KITCHEN**

Refitted with a contemporary range of wall and floor units complemented with worksurfaces and tiled splashbacks. Range with eight ring hob and double oven. One and a half bowl sink unit. Integrated and free standing white goods. Opening onto the family room. Wood flooring throughout.

**FAMILY ROOM**

With double glazed French doors onto the rear garden. Radiator. Space for dining table and chairs. Wood flooring throughout.

**FIRST FLOOR**

**LANDING**

Two good size built in storage cupboards, one housing the gas fired boiler. Hatch to the roof space.

**BEDROOM ONE 12' x 11'6**

Double glazed window to the rear. Double wardrobe. Radiator.

**BEDROOM TWO 11'4 x 7'8**

Double glazed window to the front. Radiator.

**BEDROOM THREE 10'8 x 8'4**

Double glazed window to the front. Built in single wardrobe. Radiator.

**BATHROOM**

Modern refitted suite comprising panelled shower/bath, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Two double glazed windows with opaque glass.

**OUTSIDE**

Area of garden. Block paved driveway affording off road parking and leading to the garage. Gated access to the side and rear.

**GARAGE**

Up and over door. Power and light.

**REAR GARDEN**

Attractive enclosed west facing rear garden with areas of lawn and paved patio. Large garden shed with light and power. Gated pathway to the front.

**COUNCIL TAX BAND**

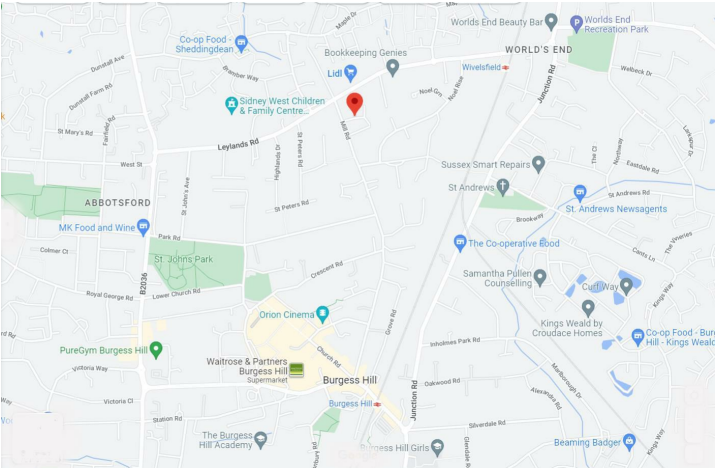
Council Tax Band "D" £2,240.79 for 2024/2025 (for a guide only, please contact Local Authority for exact figure)

**PERMITTED TENANTS PAYMENTS**

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £386.53 (equal to one weeks rent). Deposit of £1,932.69 (equal to 5 weeks rent).

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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

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