



27 Cants Lane, Burgess Hill, Sussex, RH15 0LT

£1,250 Per Calendar Month

www.psphomes.co.uk



PSPhomes

STRICTLY NO CHILDREN OR PETS

An immaculate two double bedroom house located in a very popular residential position. The accommodation is light and spacious throughout briefly comprising, entrance porch and hall, living room, modern kitchen with adjacent utility area, two double bedrooms and a modern fitted bathroom. Outside the property offers an enclosed garden to the rear and a block paved driveway to the front affording off road parking for several vehicles. Further attributes include gas central heating and double glazing.

Cants Lane is a very popular residential road 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. AVAILABLE UNFURNISHED FROM 1st OCTOBER. EPC Rating D.

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT

Front door to the entrance porch

ENTRANCE PORCH

With door leading into the entrance hall

ENTRANCE HALL

Radiator. Staircase rising to the first floor.

LIVING ROOM 28'10 x 11'10 max

Fine dual aspect room with double glazed window to the front and double glazed window and patio doors onto the rear. Feature fireplace. Two radiators.

KITCHEN/BREAKFAST ROOM 12'2 x 8'10

Kitchen fitted with a comprehensive range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Fitted oven, hob and cooker hood. Stainless steel sink unit. Wall mounted gas fired boiler, Space for table and chairs. Radiator. Double glazed window and door onto the side and rear.

UTILITY AREA

With white goods.

FIRST FLOOR

LANDING

Hatch to the roof space. Double glazed landing window.

BEDROOM ONE 11'10 x 9'8

Double glazed window to the front. Large built in wardrobe cupboard with radiator. Radiator.

BEDROOM TWO 8'6 x 8'6

Double glazed window to the rear. Built in wardrobe cupboard. Radiator.

BATHROOM

Modern suite comprising panel bath with fitted shower and screen, low level wc and wash hand basin. Part tiled walls, tiled floor. Heated towel rail. Double glazed window with opaque glass.

OUTSIDE

FRONT

Block paved driveway affording off road parking for several cars. Gated access to the side and rear.

REAR GARDEN

Enclose rear garden with areas of lawn and paved patio. Gated access to the front.

COUNCIL TAX

Council Tax Band "C" £1,810.07 for 2022/2023 (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 £288.00 (equal to one weeks rent). Deposit of £1442.00 (equal to 5 weeks rent).

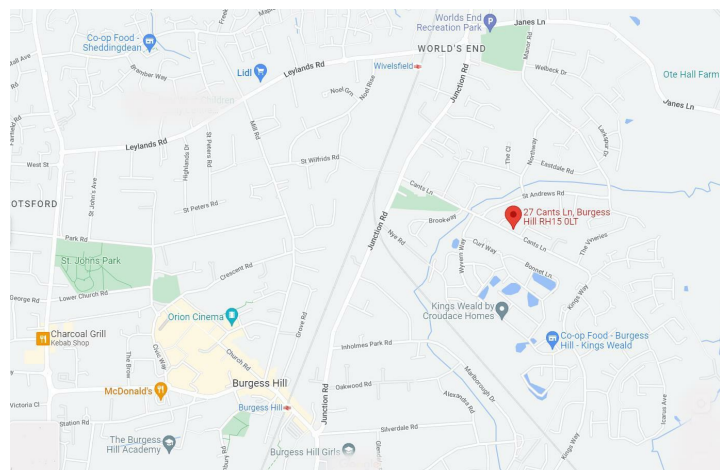
DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent')

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

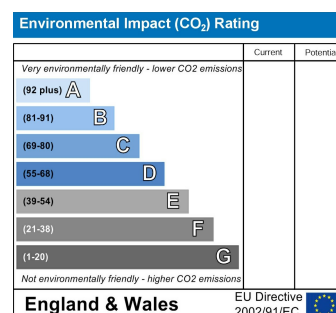
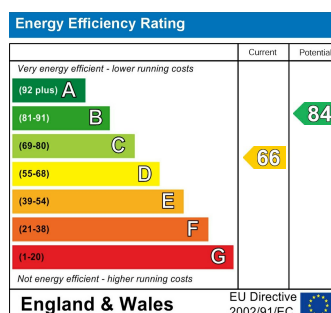
PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

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.



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.