



10 Payton Drive, Burgess Hill, West Sussex, RH15 9UU

£1,175 Per Calendar Month

www.psphomes.co.uk



***** The property will be re-decorated throughout and new carpets fitted *****

A delightful two double bedroom mid terraced house located in a very popular position within Priory Village. The light, spacious accommodation is considered to be in very good order throughout and briefly comprises, entrance hall, living room, a modern refitted kitchen/breakfast room, two double bedrooms and a modern refitted bathroom. Outside to the rear is a good size south facing garden. Immediately to the front are two allocated parking bays. Further attributes include gas central heating and double glazing throughout. AVAILABLE UNFURNISHED EARLY JANUARY. EPC rating C. STRICTLY NO PETS.

Front door with covered canopy to the Entrance Hall.

ENTRANCE HALL

Staircase to the first floor. Wood effect flooring. Radiator.

LIVING ROOM 14'6 x 10'6

Double glazed window to the front. Glazed double doors into the kitchen. Wood effect laminate flooring. Radiator.

KITCHEN/DINING ROOM 13'4 x 10'6

Modern contemporary kitchen fitted with a comprehensive range of wall and floor units complemented with work surfaces and tiled surrounds. Built in oven, hob and cooker hood. Stainless steel sink unit. Space and services for appliances. Concealed gas fired boiler. Space for dining table and chairs. Deep understairs storage cupboard. Radiator. Double glazed door and window onto the rear garden. Wood effect laminate flooring.

LANDING

Hatch to the roof space. Built in storage cupboard.

BEDROOM 1 10'10 x 10'10 max

Two double glazed windows to the front. Built in double wardrobe. Radiator. Painted walls and carpeted flooring.

BEDROOM 2 10'4 x 6'6

Double glazed window to the rear. Built in single wardrobe. Radiator. Painted walls and carpeted flooring.

BATHROOM

Modern bathroom suite comprising panel shower/bath, low level WC and wash hand basin. Part tiled walls. Heated towel rail. Double glazed window with opaque glass.

FRONT

Laid to paving with porch area and gravelled flower bed.

PARKING

Two parking bays immediately to the front

REAR GARDEN

Good size attractive south facing rear garden with areas of lawn and decking relieved by beds and borders. Garden shed. Garden tap.

COUNCIL TAX BAND

Council Tax Band C - £1,810.07 for 2022/23. (for a guide only, please contact Local Authority for exact figure)

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £271 (equal to one weeks rent). Deposit of £1355.00 (equal to 5 weeks rent).

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

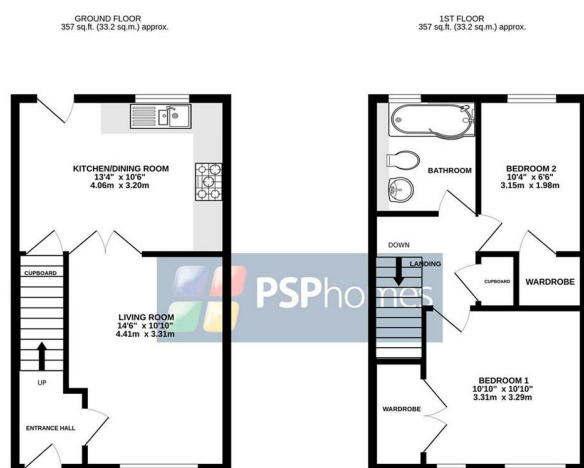
Payment of £50.00 if you want to change the tenancy agreement.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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

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.