



8b Church Road, Burgess Hill, West Sussex, RH15 9AE

£725 Per Calendar Month

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PSPhomes

***** VIEWING HIGHLY RECOMMENDED ON THIS CENTRALLY LOCATED PROPERTY *****

A SPACIOUS unfurnished ONE BEDROOM APARTMENT located in a most convenient, CENTRAL POSITION on Church Road, Burgess Hill and within a moments walk of the town centre and main line station. The second floor accommodation comprises entrance hall, living room with views of the South Downs, kitchen with appliances, double bedroom and bathroom. Further attributes include double glazing, storage heating and entry phone system. Available mid/late February EPC rating C

ENTRANCE

Entryphone system. Wooden door from pavement. Stairs rising to the first floor landing. Wooden front door to property. Small flight of stairs rising to the 2nd floor.

HALLWAY

Walls painted magnolia. Carpeted flooring. Doors off to all rooms. Entryphone receiver.

BEDROOM

Walls painted magnolia. Light wood effect laminate flooring. Double glazed window overlooking the rear. Built-in wardrobe. Decorative feature fireplace. Electric heater.

LIVING ROOM

Walls painted magnolia. Fitted carpet. Decorative feature fireplace. Double glazed window overlooking the front. Electric heater.

KITCHEN

White base units with complementary wood effect laminate worktop. Tiled splashbacks. Freestanding electric oven and fridge freezer. Window overlooking the front.

BATHROOM

Light grey coloured suite comprising bath, wash hand basin and W.C. Walls part painted cream and part tiled. Vinyl flooring.

INFORMATION

Council tax band A = £1,357.55 FOR 2022/2023 (please confirm exact figure with Local Authority)

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £167.00 (equal to one weeks rent). Deposit of £836.00 (equal to 5 weeks rent).

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

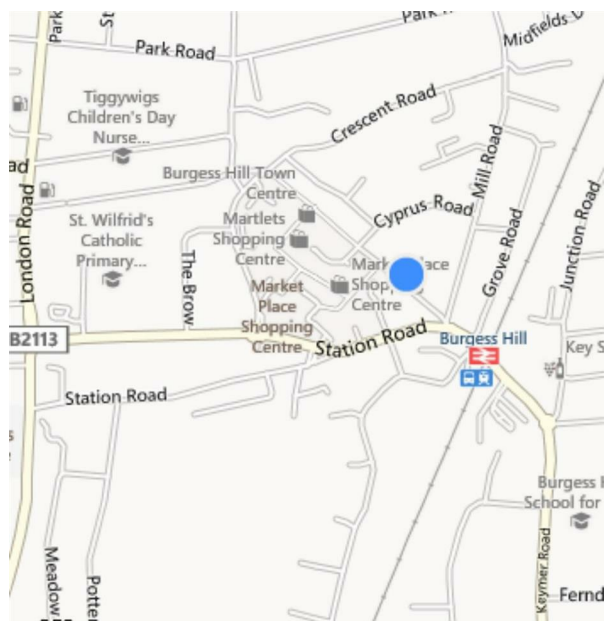
Payment of £50.00 if you want to change the tenancy agreement.

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		
(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
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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.