



87 Fairfield Road, Burgess Hill, West Sussex, RH15 8NP

£1,195 Per Calendar Month

www.psphomes.co.uk



Located in a popular, convenient residential location this fine two bedroom period property provides spacious, very well presented accommodation, comprising, living room, good size well fitted kitchen, two bedrooms and a bathroom. To the outside is an attractive enclosed rear garden and a driveway providing off road parking. Further attributes include gas central heating and replacement double glazing. Fairfield Road offers easy access to all Burgess Hill's comprehensive facilities. **AVAILABLE UNFURNISHED EARLY FEBRUARY. EPC rating D.**

Front door leading into the living room.

LIVING ROOM 20'8 x 12'

Light spacious dual aspect room with replacement double glazed windows to the front and side. Feature period fireplace (working). TV aerial and telephone points. Two radiators. Central heating thermostat.

KITCHEN 11'10 x 11'10

Fine kitchen fitted with a comprehensive range of wall and floor units, complemented with ample work surface and tiled splashbacks. One and a half bowl stainless steel sink unit. Space and services for appliances. Wall mounted gas fired boiler with central heating timer. Radiator. Laminate flooring. Replacement double glazed window overlooking the rear. Replacement double glazed French doors onto the rear garden.

FIRST FLOOR

LANDING

Hatch to the roof space.

BEDROOM 1 11' x 10'10

Dual aspect room with replacement double glazed windows to the front and side. Feature period fireplace with twin double wardrobes to either side. Radiator

BEDROOM 2 11'8 x 6'

Replacement double glazed window to the side. Radiator.

BATHROOM

Period style suite comprising panelled bath with fitted shower, low level WC and wash hand basin. Radiator. Replacement double glazed window with opaque glass

OUTSIDE

REAR GARDEN

Enclosed rear garden with areas of lawn and raised decking. Gated access to the rear.

OFF ROAD PARKING

Beyond the rear garden is an off road parking space.

COUNCIL TAX BAND

Council Tax Band C = £1810.07 for 2022/23 (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 £275.00 (equal to one weeks rent). Deposit of £1378.00 (equal to 5 weeks rent).

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

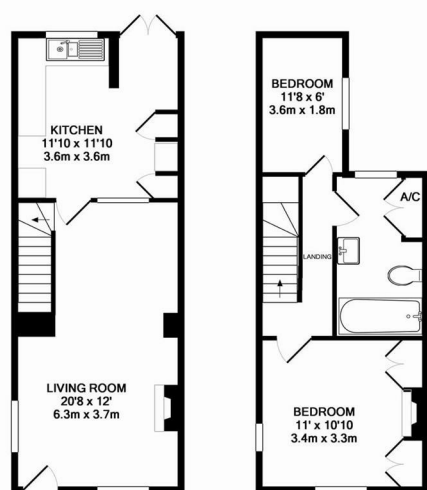
Payment of £50.00 if you want to change the tenancy agreement.

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

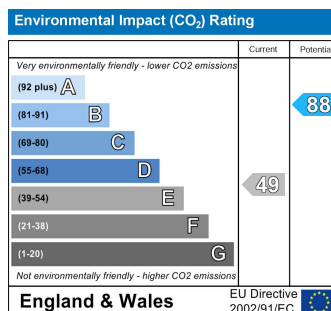
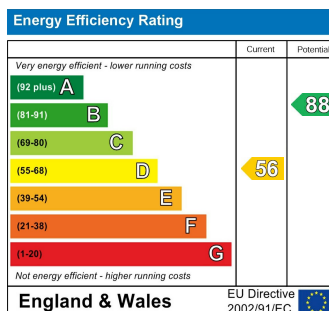
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.3 SQ.M.)
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
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