



19 The Brooks, Burgess Hill, West Sussex, RH15 8TR
£1,195 Per Calendar Month



A delightful and very well presented modern two double bedroom terraced house, situated within a quiet close on the favored West End Meadows development. The property has been upgraded throughout to include a re-fitted kitchen/diner and a re-fitted bathroom with further accommodation briefly comprising entrance lobby with cloakroom, living room and two double bedrooms. The property also benefits from UPVC double glazing, two allocated parking spaces, a front garden and a south facing rear garden. The property is available unfurnished. EPC rating D. Viewing is highly recommended.

ENTRANCE HALL

Covered canopy to double glazed front door. Door to downstairs cloakroom.

CLOAKROOM

Wash hand basin and W.C

SITTING ROOM 15'3" x 14'11" (4.65 x 4.55)

Feature wallpaper on one wall. Carpeted flooring. Double glazed feature bay window overlooking front. Modern electric heater. Door to kitchen. Stairs to the first floor. Understairs storage cupboard.

KITCHEN/DINER 14'11" x 7'9" (4.55 x 2.36)

Fitted with a range of modern white wall and base units with ample complementary work surface over. Tiled flooring. Space and plumbing for a dishwasher and washing machine. UPVC double glazed door onto the garden. Space for a dining table.

LANDING

Carpeted stairs rising from ground floor. Airing cupboard. Loft hatch.

BEDROOM ONE 14'11" x 11'2" (4.55 x 3.40)

UPVC double glazed window overlooking front of property. Wallpaper feature wall and neutral decor. Carpeted flooring. Built-in double wardrobes.

BEDROOM TWO 10'9" x 8'3" (3.28 x 2.51)

UPVC double glazed window overlooking rear of property. Wallpaper feature wall and neutral decor. Carpeted flooring.

BATHROOM

Modern re-fitted white three piece suite comprising wash hand basin, W.C and bath with shower over. Electric chrome heated towel rail. Tiled flooring.

OUTSIDE SPACE

Front garden laid to lawn with paved pathway to front door. South facing rear garden with paved patio and gravelled path to rear access gate. Fenced on all sides. Two allocated parking spaces.

COUNCIL TAX BAND

Council Tax Band "C" £1,810.07 for 2022/2023

PERMITTED TENANTS PAYMENT

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.

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