



10 Cox Grove, Burgess Hill, West Sussex, RH15 8TH

£2,000 Per Calendar Month

www.psphomes.co.uk



A very well presented four bedroom detached house located in a highly desirable close on the West End Meadows development. The accommodation is light and spacious throughout and benefits from refitted kitchen, bathroom, en-suite and cloakroom, separate reception rooms and four well proportioned bedrooms. To the outside is a good size level rear garden and a front garden with double width driveway that leads to the garage. Further attributes include modern gas fired central heating and double glazing.

Cox Grove is a very popular residential close located towards the northern outskirts of Burgess Hill. The property is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both of the town's main line stations are within two and a half miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance. Burgess Hill 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 late February. EPC rating D

Double glazed front door with side lights onto the entrance hall.

ENTRANCE HALL

Radiator. Staircase to the first floor.

CLOAKROOM

Refitted suite.

LIVING ROOM 14'10 x 14'8

Double glazed patio door onto the rear garden. Feature fireplace. Two radiators. Understairs storage. Double doors opening onto the dining room. New fitted carpet.

DINING ROOM 9'8 x 8'10

Double glazed window to the rear garden. Radiator. Serving hatch. New fitted carpet.

KITCHEN 10'9 x 9'10

Refitted suite with a comprehensive range of wall and floor units. Inset sink unit. Built in oven, hob and cooker hood. Integrated fridge freezer. Washing machine. Double glazed window to the front. Double glazed door to the side.

FIRTS FLOOR

LANDING

Hatch to the roof space. New fitted carpet.

BEDROOM ONE 12'4 x 11'4

Double glazed window to the front. Range of fitted bedroom furniture. Radiator. New fitted carpet.

EN-SUITE

Refitted en-suite shower room.

BEDROOM TWO 10'6 x 9'8

Double glazed window to the front. Built in airing cupboard. Radiator. New fitted carpet.

BEDROOM THREE 8'6 x 7'4

Double glazed window to the rear. Radiator. New fitted carpet.

BEDROOM FOUR 7'10 x 7'4

Double glazed window to the rear. Radiator. New fitted carpet.

BATHROOM

With a refitted bathroom suite.

OUTSIDE

FRONT

Area of garden. Double width driveway for two vehicles leading to the garage.

GARAGE

Up and over door. Power and light. Door into the storeroom.

REAR GARDEN

Good size level rear garden with areas of lawn, paved patio and pergola. Mature trees, shrubs and plants. good size store room. Gated access to one side leading to the front.

PERMITTED TENANTS PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')
PERMITTED TENANTS PAYMENTS:- Holding deposit of £461.00 (equal to one weeks rent). Deposit of £2,307.00(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.

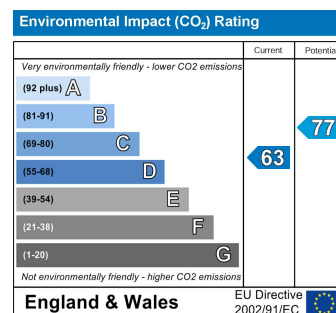
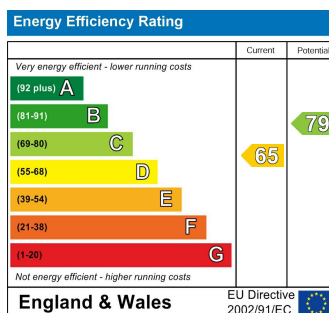
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

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.

COUNCIL TAX BAND

Council Tax Band "E" - £2,488.85 for 2022/2023



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

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