



**17 Shotters, Hammonds Ridge, Burgess Hill, West Sussex, RH15 9QE**

**£1,295 Per Calendar Month**

[www.psphomes.co.uk](http://www.psphomes.co.uk)



**PSPhomes**

A two double bedroom house located in a quiet position within a small close in Priory Village. The property offers well proportioned accommodation briefly comprising, entrance hall with cloakroom, a well fitted kitchen/dining room, living room with patio doors onto the rear garden, two double bedrooms and a family bathroom. Outside is a private enclosed rear garden, front garden and a garage with driveway to the front affording off road parking for several cars. Further attributes include gas central heating and double glazing. Strictly no pets. EPC RATING C/B

Shotters is situated in highly regarded Priory Village being a short walk of a Tesco superstore. The property is conveniently located to the town centre with its wide variety of amenities, including Waitrose supermarket and within close proximity to highly regarded primary and secondary schools. 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.

Front door to the entrance hall.

#### ENTRANCE HALL

Staircase to the first floor. Radiator.

#### CLOAKROOM

Suite comprising, low level wc and wash hand basin. Radiator. Double glazed window.

#### KITCHEN/DINING ROOM 13'6 x 6'

Kitchen fitted with a comprehensive range of wall and floor units. Fitted oven, hob and cooker hood. Stainless steel sink unit. White goods. Wall mounted gas fired boiler. Space for dining table and chairs. Double glazed window to the front.

#### LIVING ROOM 12'10 x 12'8

Double glazed sliding patio doors onto the rear garden. Deep understairs cupboard. Radiator.

#### FIRST FLOOR

#### LANDING

Hatch to the roof space. Built in airing cupboard.

#### BEDROOM ONE 12'10 x 8'8

Double glazed window to the front. Radiator.

#### BEDROOM TWO 12'10 x 8'6

Double glazed window to the rear. Built in wardrobes. Radiator.

#### BATHROOM

Suite comprising panel bath with fitted shower. Low level wc and wash hand basin.. Part tiled walls. Radiator.

#### OUTSIDE

#### FRONT

Neat areas of garden.

#### REAR GARDEN

Enclosed, secluded rear garden on two levels with area of paved patio. Pathway leading to the rear of the garage with door into.

#### GARAGE

With up and over door. Glazed door to the rear. Driveway to the front affording off road parking for several cars.

#### PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £298.00 (equal to one weeks rent). Deposit of £1494.00 (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.

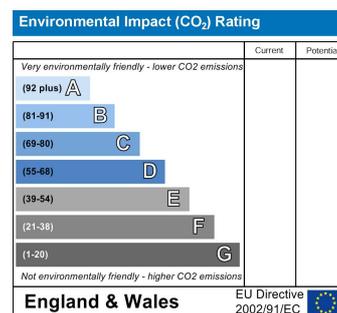
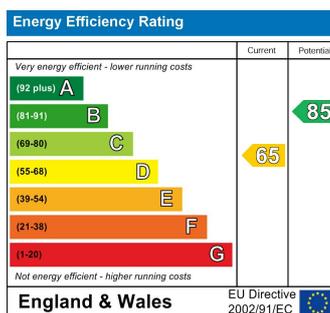
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

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 BANDS

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



VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999  
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