



35 The Vineries, Burgess Hill, Sussex, RH15 0ND
£1,450 Per Calendar Month



A three bedroom end terrace house located in a convenient residential position and offering very spacious and well presented accommodation. This comprises, entrance hall, dual aspect living room, well fitted kitchen, conservatory, three double bedrooms and a modern bathroom. Outside is an attractive west facing rear garden, front garden and a long private driveway with covered carport that leads to the garage. Attributes include gas central heating and replacement double glazing. EPC rating D. AVAILABLE BEGINNING OF MAY.

ENTRANCE HALL

Staircase to the first floor

LIVING ROOM 24'8 x 14' max (7.52m x 4.27m max)

Dual aspect room. Feature fire surround. two radiators.

CONSERVATORY 13'10 x 8'8 (4.22m x 2.64m)

With double glazed windows and double doors onto the rear garden. Electric slimline heater.

KITCHEN 9'10 x 7' (3.00m x 2.13m)

Modern fitted kitchen with a comprehensive range of units. Stainless steel sink unit. White goods. Concealed gas fired boiler. Double glazed door to the side.

FIRST FLOOR

LANDING

Hatch to the roof space. Radiator.

BEDROOM ONE 12'4 x 10'4 (3.76m x 3.15m)

Double glazed window to the rear. Range of wardrobes. Built in airing cupboard. Radiator.

BEDROOM TWO 11'4 x 8'4 (3.45m x 2.54m)

Double glazed window to the front. Radiator

BEDROOM THREE 8'6 x 8'4 (2.59m x 2.54m)

Double glazed window to the front. Radiator

BATHROOM

Modern suite comprising panel bath with fitted shower, low level wc and wash hand basin. Part tiled walls. Radiator. Replacement double glazed window with opaque glass.

OUTSIDE

FRONT

Area of garden. Long private driveway to one side with covered carport leading to the garage.

GARAGE

Good size garage

REAR GARDEN

Attractive west facing rear garden with area of lawn and paved patio relieved by well stocked beds and borders. Gated access to one side.

COUNCIL TAX

Council Tax Band "C" £1,897.90 for 2023/2024

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £334.00 (equal to one weeks rent). Deposit of £1,673.00 (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.

