



31 Potters Lane, Burgess Hill, West Sussex, RH15 9JT

£1,600 Per Calendar Month

www.psphomes.co.uk



A light, spacious three bedroom semi detached chalet bungalow located in a highly desirable and convenient residential road. The accommodation is very clean and tidy throughout and briefly comprises, entrance hall, living room, a well fitted kitchen/dining room, main bedroom with en suite, two further bedrooms and a family bathroom. Outside to the rear is an attractive rear garden whilst to the front is a garden with long private driveway that leads to the garage. Further attributes include gas central heating and double glazing.

Potters Lane is conveniently located in Burgess Hill and offers easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. The main line railway station is within striking distance, as are the Triangle Leisure Centre and the A23 link road. 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 IMMEDIATELY UNFURNISHED. EPC Rating D

DOUBLE GLAZED FRONT DOOR TO THE ENTRANCE HALL

ENTRANCE HALL

Stair case to the first floor. Radiator.

LIVING ROOM 15'8 x 11'6

Double glazed bay window to the front. Radiator. Feature fireplace.

KITCHEN/DINING ROOM 16'10 x 8'6

Fitted with a comprehensive range of wall and floor units complemented with worksurfaces and tiled splashbacks. Fitted double oven, hob and cooker hood. Range of white goods. Dining area. Double glazed door to the side. Double glazed window overlooking the rear.

BEDROOM TWO 11'8 x 10'10

Double glazed window to the front. Comprehensive range of fitted bedroom furniture. Radiator.

BEDROOM THREE 10'4 x 8'8

Double glazed sliding patio doors onto the rear garden. Radiator.

BATHROOM

Suite comprising panel bath with fitted shower, low level wc and wash hand basin. Tiled walls and floor. Radiator. Double glazed window with opaque glass.

FIRST FLOOR

BEDROOM ONE 12'8 x 12'6

Double glazed window to the rear. Range of built in wardrobes. Eaves storage.

EN SUITE

Suite comprising enclosed shower, low level wc and wash hand basin. Radiator. Eaves storage.

OUTSIDE

FRONT

Are of neat lawn. Long private driveway affording off road parking for numerous vehicles leading to the garage.

GARAGE

Up and over door. Power and light. Workshop area.

REAR GARDEN

A most attractive east facing rear garden with areas of lawn and paved patio relieved by beds and borders. Two garden sheds.

COUNCIL TAX BAND

Council Tax Band "D" £2,135.14 for 2023/2024

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £369.00 (equal to one weeks rent). Deposit of £1,846.00 (equal to 5 weeks rent).

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

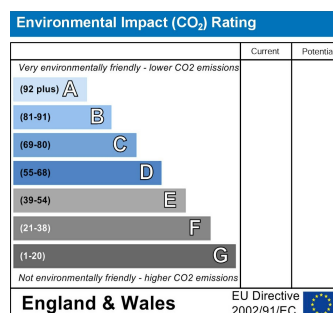
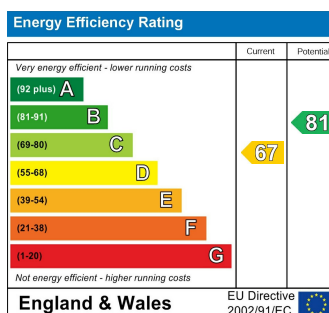
Payment of £50.00 if you want to change the tenancy agreement.

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.



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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