



32 Roundway, Bolnore Village, Haywards Heath, West Sussex, RH16 4TW

£1,450 Per Calendar Month

www.psphomes.co.uk



A larger than average two double bedroom unfurnished end of terrace house, situated in popular Bolnore Village. The smart, well presented accommodation briefly comprises, entrance hall, cloakroom, living room, stylish kitchen/diner with all appliances and opening onto the rear garden, main bedroom with en-suite shower room, further double bedroom, family bathroom, garage and parking. Further attributes include gas central heating and double glazing.

Roundway is a residential close situated off 'Highbank', in the sought after 'Village Heights', Bolnore Village. The village square offers a convenient store. Haywards Heath town centre offers extensive shopping & leisure facilities and lies two miles distant. Haywards Heaths mainline train station is 2.4 miles distant and provides fast and regular services to London (roughly 47 minutes to London Bridge/Victoria), Brighton and Gatwick Airport. By car, these surrounding areas can be easily accessed via the A272 & A23(M) with the latter lying west at Warninglid.

AVAILABLE IMMEDIATELY UNFURNISHED. EPC rating C.

INFORMATION

STRICTLY NO COMMERCIAL VEHICLES to be parked on the development.

Front door to the entrance hall

ENTRANCE HALL

Doors to both the living room and cloakroom

CLOAKROOM

Suite comprising low level wc and wash hand basin. Radiator.

LIVING ROOM 17'6 x 10'6

Double glazed window to the front. Understairs storage cupboard. Staircase rising to the first floor. Radiator.

KITCHEN/DINING ROOM 13'8 x 7'10

Kitchen fitted with a modern range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Fitted oven, hob and cooker hood. Integrated fridge, freezer, washing machine and dishwasher. Stainless steel sink unit. Concealed gas fired boiler. Space for dining table and chairs. Double glazed window to the rear. Double glazed doors onto the rear garden.

FIRST FLOOR

LANDING

Radiator. Hatch to the roof space. Deep storage cupboard.

BEDROOM ONE 9'8 x 9'6

Double glazed window to the front. Range of built-in wardrobes. Radiator.

EN-SUITE

Comprising enclosed shower, low level wc and wash hand basin. Part tiled walls. Double glazed window. Radiator.

BEDROOM TWO 13'8 x 7'10

Double glazed window to the rear. Radiator.

BATHROOM

Suite comprising panel bath with shower attachment, low level wc and wash hand basin. Radiator.

OUTSIDE

FRONT

Neat areas of garden.

REAR GARDEN

Enclosed rear garden with areas of lawn and paved patio. Gated access to the rear.

PARKING

GARAGE situated in a nearby block with parking space immediately in front.

COUNCIL TAX

Council Tax Band "D" = £2,227.92 for 2024/2025 (for a guide only, please contact Mid Sussex District Council for exact figure)

INFORMATION

RESIDENTS ARE NOT PERMITTED TO PARK COMMERCIAL VEHICLES ON THE DEVELOPMENT

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 £1673.00 (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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.1 SQ.M.)
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix 62012



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

Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.