



**32 Valentine Drive, Burgess Hill, West Sussex, RH15 8UE**

**£2,300 Per Calendar Month**

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



**PSPhomes**

A very well presented four bedroom detached house located in a highly regarded close within West End Meadows and benefitting from an attractive open green to the front. The light, spacious accommodation is considered to be in excellent order throughout and briefly comprises, entrance hall with cloakroom, two separate reception rooms, kitchen/breakfast room with adjoining utility room, main bedroom with refitted en-suite, three further bedrooms and a refitted family bathroom. Outside is an attractive enclosed rear garden, front garden and a double width driveway that leads to the single garage. Further benefits include gas central heating and double glazing throughout. EPC Rating "D"

Valentine Drive is a highly regarded residential close located towards the western outskirts of Burgess Hill. The property is very conveniently located to take advantage of local 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 UNFURNISHED.

Front door to the Entrance Hall.

#### ENTRANCE HALL

Staircase to the first floor. Central heating thermostat. Radiator.

#### CLOAKROOM

Modern suite comprising low level WC and wash hand basin. Heated towel rail. Double glazed window with opaque glass.

#### LIVING ROOM 19'10 x 11'6

Two double glazed windows to the front. Double glazed French doors onto the rear garden. Feature fireplace. Two radiators.

#### DINING ROOM 11'6 x 9'2

Two double glazed windows to the front. Radiator.

#### KITCHEN/BREAKFAST ROOM 11'6 x 9'6

Kitchen fitted with a comprehensive range of wall and floor units. Fitted oven, hob and cooker hood. Stainless steel sink unit. Integrated dishwasher. Space for dining table and chairs. Double glazed window to the rear. Radiator.

#### UTILITY ROOM 6'10 x 6'4

Fridge/freezer. Washing machine. Wall mounted gas fired boiler. Double glazed doors onto the garden.

#### FIRST FLOOR

#### LANDING

Hatch to roof space. Built in airing cupboard.

#### BEDROOM 1 12'6 x 10'10

Double glazed window to the rear. Range of built in bedroom wardrobes. Radiator.

#### EN SUITE

Modern suite comprising enclosed shower, low level WC and wash hand basin. Tiled walls and floor. Heated towel rail. Double glazed window.

#### BEDROOM 2 11'10 x 8'10

Double glazed window to the rear. Range of fitted wardrobes. Radiator.

#### BEDROOM 3 11'10 x 6'10

Double glazed window to the front. Radiator.

#### BEDROOM 4 11'8 x 7'6

Double glazed window to the front. Built in wardrobe. Radiator.

#### BATHROOM

Modern suite comprising freestanding bath, low level WC and wash hand basin. Heated towel rail. Tiled walls and floor. Double glazed window to the rear.

#### OUTSIDE

#### FRONT

Areas of garden. Double width driveway leading to the double garage.

#### SINGLE GARAGE

up and over doors, light and power.

#### REAR GARDEN

Attractive enclosed garden with areas of lawn and paved patio. Beds and borders stocked with plants, shrubs and trees. Gated access to the front.

#### COUNCIL TAX BAND

Council Tax Band F: £3,084.09 for 2023/2024

#### PERMITTED TENANTS PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')  
 PERMITTED TENANTS PAYMENTS:- Holding deposit of £530.00 (equal to one weeks rent). Deposit of £2653.00 (equal to 5 weeks rent).

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

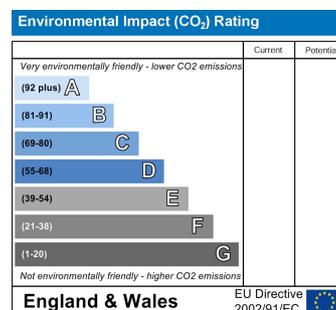
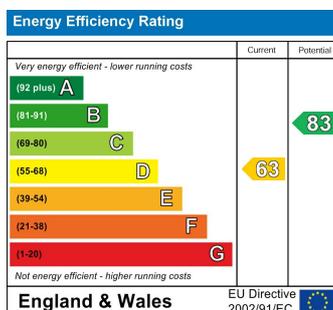
Payment of £50.00 if you want to change the tenancy agreement.

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  
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