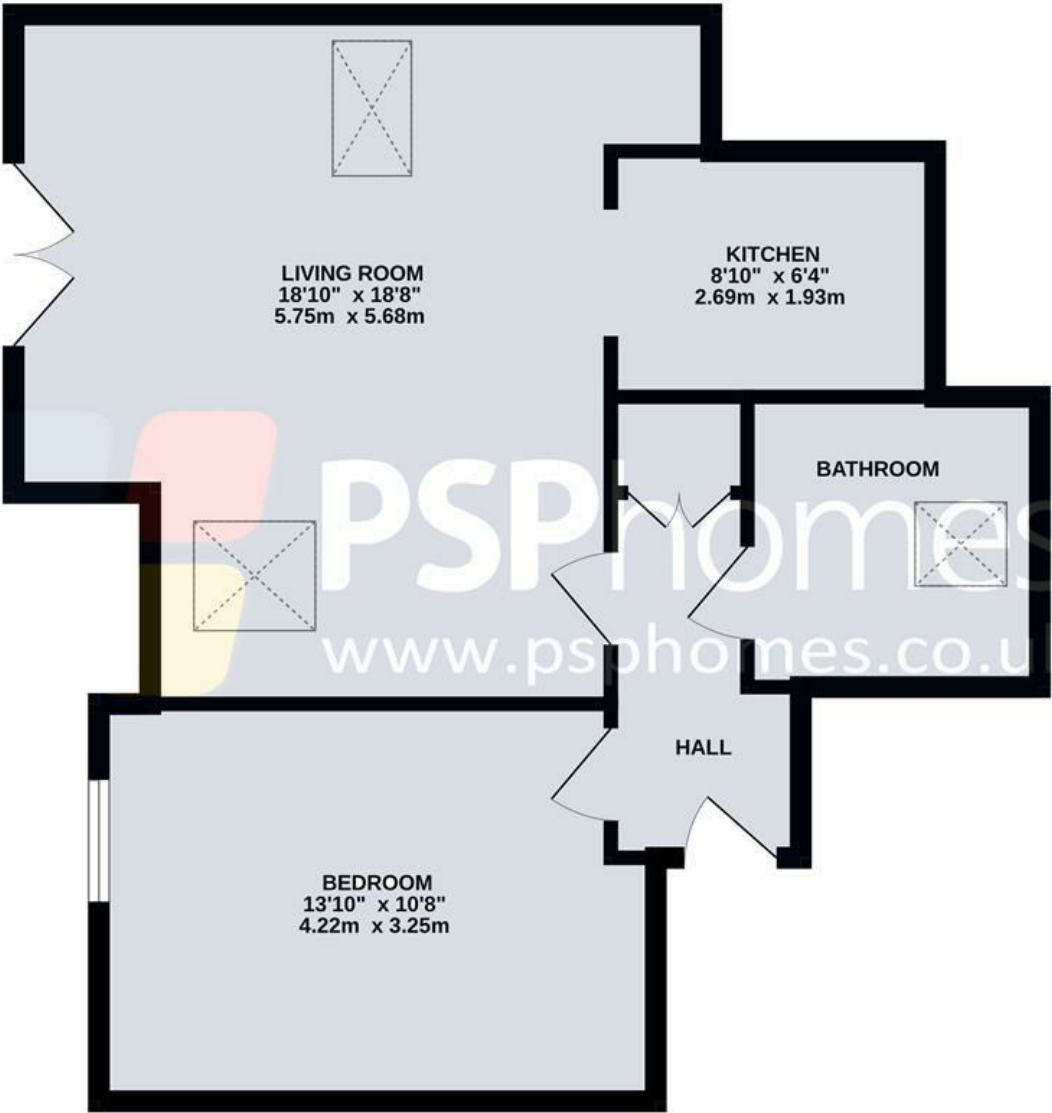
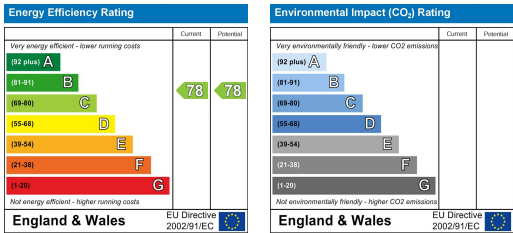


GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2023



41 Shearing Drive, Burgess Hill, West Sussex, RH15 0NA

£1,200 Per Calendar Month



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 the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



www.psphomes.co.uk

41 Shearing Drive, Burgess Hill, West Sussex, RH15 0NA

A stunning one bedroom penthouse apartment located in a highly desirable and very conveniently positioned residential development. The accommodation is light and spacious throughout briefly comprising, entrance hall, the attractive living room with feature Juliette balcony enjoying an appealing open view, the well fitted kitchen, large double bedroom and a modern bathroom suite. Outside are extensive, well tended communal grounds and an allocated parking bay located at the rear of the property. Further benefits include gas central heating and double glazing. available unfurnished/part furnished early/mid October. EPC rating "C"

Shearing Drive off Folders Lane is very conveniently located to the town centre, well regarded private and state schools and is a comfortable walk to the main line station, The town centre has a wide variety of facilities including a Waitrose supermarket. The Triangle Leisure Centre and the A23 link road are 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.

INTERNAL VIEWING IS HIGHLY RECOMMENDED STRICTLY BY APPOINTMENT.

Secure Communal Entrance

Staircase rising to the second floor. Front door to the entrance hall.

ENTRANCE HALL

Entry phone. Radiator. Large storage cupboard housing the gas fired boiler.

LIVING ROOM 18'10 x 18'8

Stunning open plan room with feature Juliette balcony to the front having an attractive open view. Two velux windows. Two radiators.

KITCHEN 8'10 x 6'4

Fitted with a modern range of wall and floor units complemented with worksurfaces and splashbacks. Fitted oven, hob and cooker hood. Integrated fridge, freezer and washer/dryer.

BEDROOM 13'10 x 10'8

Double glazed window to the front with pleasant views. Radiator.

BATHROOM

Modern suite comprising Panel bath with fitted shower, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Velux window.

OUTSIDE



PARKING

Allocated parking bay to the rear of the property

COMMUNAL GARDENS

Extensive and well tended communal grounds.

COUNCIL TAX BAND

Council Tax Band "B" £1,660.67 for 2023/2024. For further information please contact Mid Sussex District Council

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £276.00 (equal to one weeks rent). Deposit of £1384.00 (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.

