



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

£1,250 Per Calendar Month

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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. Offered unfurnished & available from the 13th October 2025.. 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.

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" £1832.50 for 2023/2024. For further information please contact Mid Sussex District Council

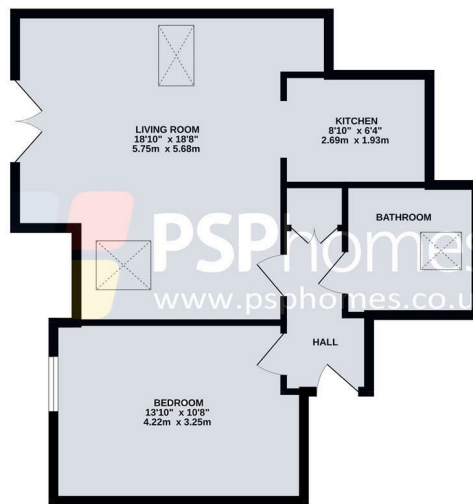
PERMITTED TENANTS PAYMENTS

Permitted Fees:

Holding deposit - one weeks rent

Deposit - five weeks rent

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. Based on Ordnance Survey.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	



VIEWING BY APPOINTMENT WITH PSP HOMES
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