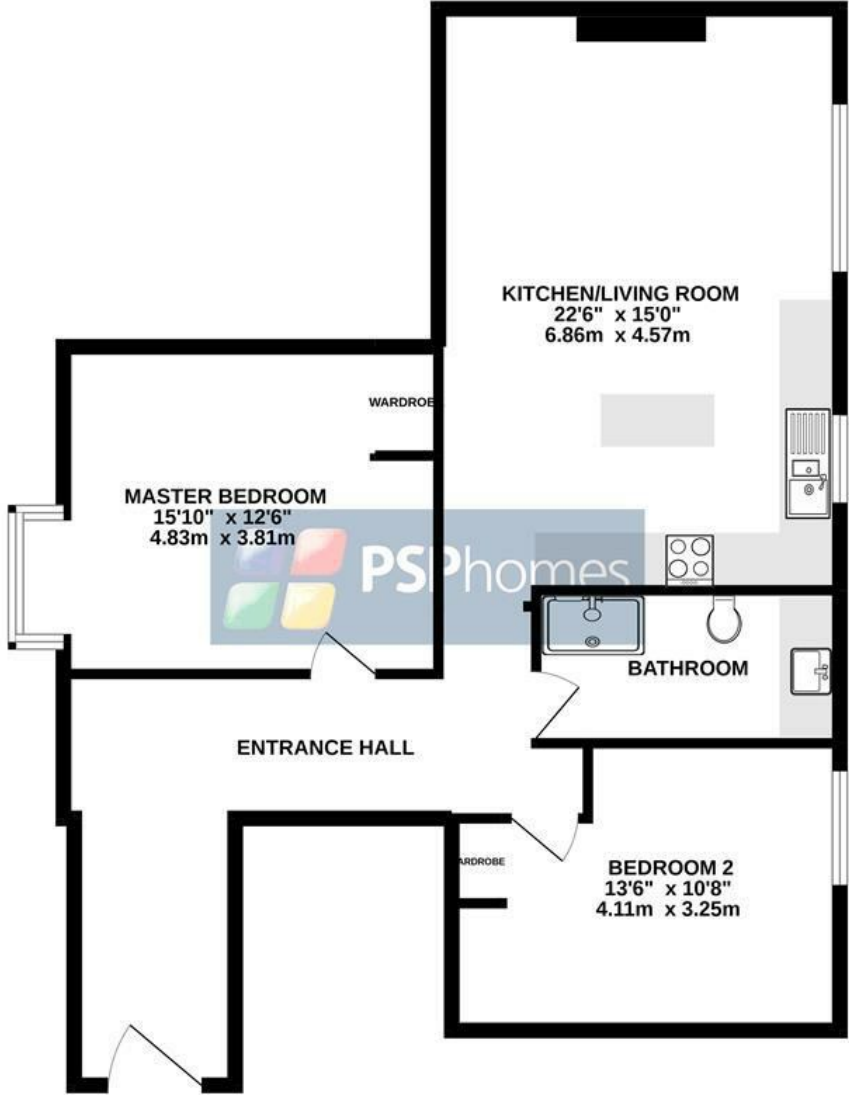
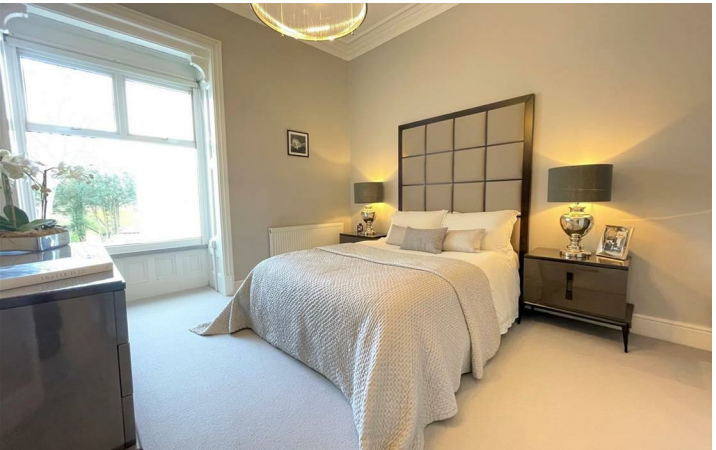
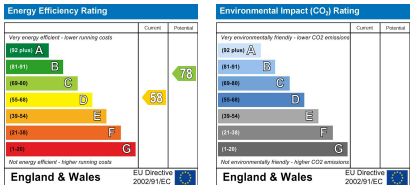


GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2022.



9 Franklands Court, Greenlands Drive, Burgess Hill, RH15 0AS

£1,500 Per Calendar Month



W psphomes.co.uk f /PSPhomes @PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.



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9 Franklands Court, Greenlands Drive, Burgess Hill, RH15 0AS

A rare opportunity to acquire a stunning first floor apartment within a grand country house. This unique property stands in a quiet, peaceful and private position and enjoys panoramic views over stunning open countryside through to the South Downs. The apartment itself provides generously proportioned accommodation which has been meticulously refurbished by the present owner to provide a very stylish comfortable home. In brief this comprises entrance hall, the stunning open plan living room with its smart contemporary fitted kitchen, two grand double bedrooms and fine modern bathroom suite. Outside are attractive, well tended, parkland gardens as well as residential parking. Further attributes include gas central heating and double glazing.

** SHARE OF FREEHOLD **

Franklands Court is situated on the fringes of Burgess Hill in a semi rural position. The main line station is easily accessible and within walking distance providing regular commuter services to London, Brighton and Gatwick International Airport. The area boasts highly regarded schooling in the form Birchwood Grove Primary School and Burgess Hill School For Girls in the private sector. The town centre is around a mile distant and a huge regeneration programme has been approved, work is due to commence shortly. Waitrose Supermarket is in the town centre and a Tesco Superstore is a 5 minute drive. By car, surrounding areas can be easily accessed via the A23(M) which lies west at Hickstead.

VIEWING HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT.

COMMUNAL ENTRANCE HALL

Stairs rising to the first floor. Front door to Private Entrance Hall.

PRIVATE ENTRANCE HALL

Spacious hallway with wood flooring. Radiator.

OPEN PLAN LIVING ROOM/KITCHEN 22'6 x 15'

Stunning room with double glazed windows overlooking the gardens. Two radiators. Wood flooring. Fine contemporary fitted kitchen with a comprehensive range of wall and floor units complemented with granite work surfaces and splashbacks. Fitted oven, hob & cooker hood. Inset stainless steel sink unit. Integrated dishwasher, washing machine, refrigerator, freezer and large wine cooler. Feature Island. Space and services for appliances.

BEDROOM 1 15'10 into bay x 12'4

Double glazed bay window overlooking the side. Inset hanging space. Radiator.

BEDROOM 2 13'6 x 10'8

Double glazed window overlooking the gardens. Inset hanging space. Radiator.

BATHROOM

Stunning suite comprising walk in shower, low level WC and feature wash hand basin with mixer taps. Part tiled walls. Part mirrored walls. Heated towel rail . Extractor fan.



PARKING

Residents' parking within the grounds of the property.

COUNCIL TAX BAND

Council Tax band 'C' - £1,897.90 for 2023/2024

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £346.00 (equal to one weeks rent). Deposit of £1730.00 (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.

