



**8a Church Road, Burgess Hill, West Sussex, RH15 9AE**

**£850 Per Calendar Month**

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



**A spacious one bedroom first floor apartment located in a most CENTRAL, CONVENIENT LOCATION within Church Road, Burgess Hill and WITHIN a MOMENTS WALK of the Mainline Railway Station and Town Centre. The light and spacious accommodation comprises entrance hall, living room, kitchen with appliances, double bedroom and bathroom. Further attributes include replacement double glazing and storage heating.**

**The property is AVAILABLE unfurnished IMMEDIATELY. EPC rating E. STRICTLY NO CHILDREN or PETS**

#### COMMUNAL ENTRANCE

Communal front door with stairs leading to first floor and front door to flat.

#### LANDING CUPBOARD

The cupboard is located off the stairwell external to the flat and houses the freestanding washing machine for sole use of Flat 8a.

#### ENTRANCE HALLWAY

Doors off to living room and bedroom.

#### LIVING ROOM 13'02" x 14'0"

Doors off to kitchen and bathroom. Walk-in storage cupboard. Double glazed windows overlooking the high street. Electric storage heater. Fuse board. Telephone socket and TV aerial.

#### KITCHEN

Kitchen sink unit with cupboards underneath. Wall units. Freestanding electric cooker and fridge freezer. Cupboard housing hot water cylinder with storage above. Double glazed window overlooking high street.

#### BATHROOM

White three piece suite comprising W.C, wash hand basin and bath with shower over.

#### BEDROOM 11'10" x 13'02" max

Large double glazed window overlooking the rear with new grey coloured curtains. Built-in wardrobe. Electric storage heater.

#### INFORMATION

Council tax band A = £1,423.43 for 2023/2024 (For a guide only, please confirm exact figure with Mid Sussex District Council)

PLEASE NOTE the water bill for this property is split between the 3 occupying dwellings, with a 30% share of each bill payable by the occupant of 8a Church Road.

Rubbish disposal - Specific household plastic bags are obtained from the Burgess Hill Council Offices for disposal of household waste.

#### PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £196.00 (equal to one weeks rent). Deposit of £980.00 (equal to 5 weeks rent).

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

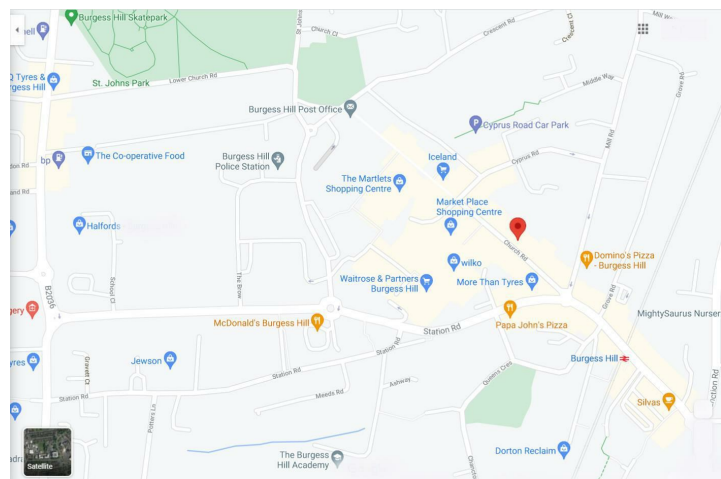
Payment of £50.00 if you want to change the tenancy agreement.

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                                 |                         |           |
| (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 | 70        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC | 51        |



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](http://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.