



32 Wynnstay Oak Hall Park, Burgess Hill, RH15 0TD

£975 Per Calendar Month

www.psphomes.co.uk



PSPhomes

A spacious and well presented one double bedroom apartment with the most spectacular views, located in a popular purpose built block that is centrally located to offer very convenient access to both the town centre and main line station. The accommodation is considered to be in very good order throughout and provides, entrance hall, sitting room with a very large storage cupboard, balcony, double bedroom and a modern fitted kitchen and bathroom. Further attributes include double glazing, storage heating, well tended communal gardens and off road residents parking.

Available immediately unfurnished. EPC Rating "C"

Secure communal entrance with stairs or two lifts to the second floor

ENTRANCE HALL

Double storage/airing cupboard housing the hot water cylinder. Storage heater.

LIVING ROOM 15'4 x 10'8

Double glazed door with windows onto the balcony. Two storage heaters. Deep full width cupboard area offering copious storage space.

BALCONY 8'8 x 3'6

Enjoying stunning views from the rear over attractive countryside through to the South Downs.

KITCHEN 10'7 x 6'4

Fitted with a modern range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Inset sink unit. Oven, cooker hood, washing machine and fridge/freezer. Double glazed window to the rear.

BEDROOM 15'8 x 9'8

Double glazed windows to the rear. Storage heater.

BATHROOM

Modern suite comprising panel bath with fitted electric shower, low level wc and wash hand basin. Tiled walls. Wall mounted electric fan heater.

Approximate Gross Internal Area
540 sq ft / 50.1 sq m



OUTSIDE

To the outside are well tended communal gardens and residence parking.

COUNCIL TAX BAND

Council Tax Band "B" £1,742.84 for 2024/2025

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £225.00 (equal to one weeks rent). Deposit of £1,125.00 (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	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	EU Directive 2002/91/EC



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 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.