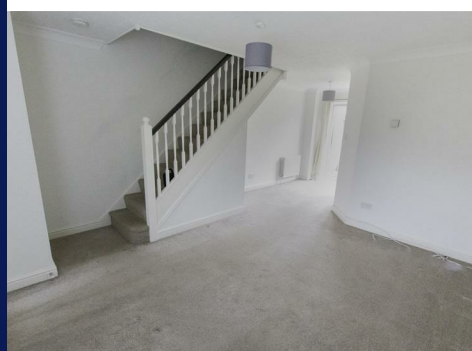




**18 Mocatta Way, Burgess Hill, RH15 8UR**

**£1,295 Per Calendar Month**

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



A spacious, very well presented two bedroom house located in a highly regarded residential position within Burgess Hill. The accommodation briefly comprises, entrance hall with modern cloakroom, a dual aspect living room, a fine refitted kitchen, two bedrooms both with built in wardrobes and a family bathroom. Outside is a generous enclosed rear garden and two allocated parking bays immediately to the front of the property. Further benefits include gas central heating and double glazing throughout.

Mocatta Way is located on the western outskirts of Burgess Hill and the property is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both of the town's mainline stations are within two and a half miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is 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.

Offered unfurnished, available immediately.

#### ENTRANCE HALL

Radiator.

#### CLOAKROOM

Modern suite with low level wc and wash hand basin.

#### LIVING ROOM 22'8 x 13' max

Dual aspect room with double glazed window to the front and double glazed patio doors onto the rear garden. Two radiators.

#### KITCHEN 8'10 x 6'6

Kitchen fitted with a modern range of wall and floor units complemented with ample worksurfaces etc. Double glazed window overlooking the rear.

#### FIRST FLOOR

#### LANDING

Built in airing cupboard.

#### BEDROOM ONE 12' x 10'3

Double glazed window to the front. Double built in wardrobe. Radiator.

#### BEDROOM TWO 9'9 x 6'1

Double glazed window to the rear. Built in wardrobe. Radiator.

#### BATHROOM

Suite comprising panel bath, low level wc and wash hand basin. Radiator Double glazed window with opaque glass.

#### OUTSIDE

#### FRONT

Area of garden.

#### PARKING

Two parking bays immediately to the front of the property.

#### REAR GARDEN

With areas of lawn and paved patio.

#### COUNCIL TAX

Council Tax Band "C" £1,897.20 for 2023/2024

#### PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £298.00 (equal to one weeks rent). Deposit of £1494.00 equal to 5 weeks rent).

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

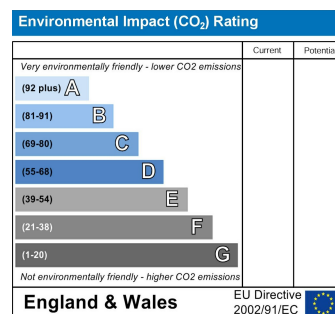
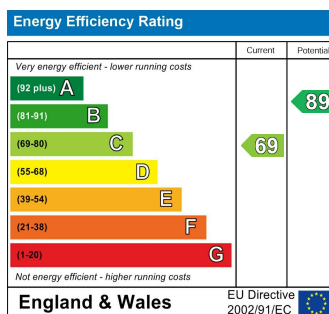
Payment of £50.00 if you want to change the tenancy agreement.

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.



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)

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