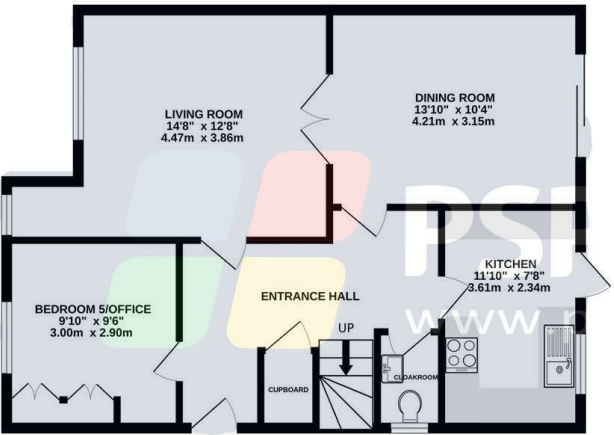
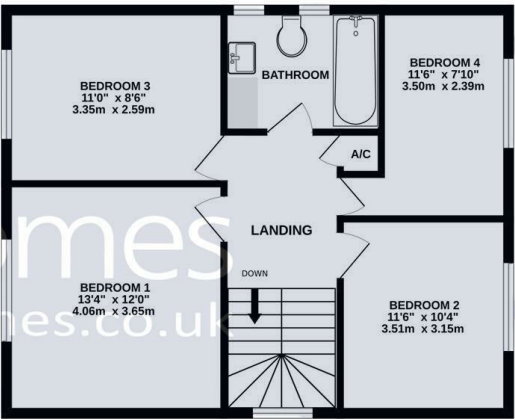


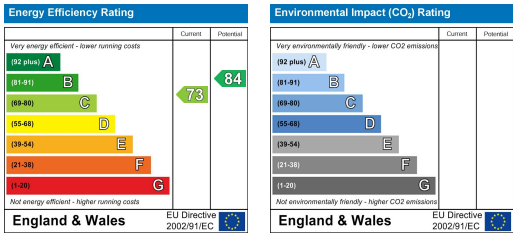
GROUND FLOOR



1ST FLOOR



Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2024



5 Maple Drive, Burgess Hill, RH15 8HT

£2,300 Per Calendar Month



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 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.



www.psphomes.co.uk

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The House.

A most spacious four/five bedroom detached house located in a very pleasant residential location adjacent to Bedelands nature reserve. The accommodation is light and generously proportioned throughout and has been subject to a program of updating. This includes a refitted kitchen, bathroom and cloakroom, redecoration throughout and new floor coverings and carpets to the majority of the rooms. Outside there is a driveway affording off road parking for several cars as well as a detached double garage and a private rear garden.

The Ground Floor.

The ground floor accommodation is particularly spacious offering three separate reception rooms with the office offering the flexibility to be used as a further bedroom. The refitted kitchen overlooks the rear garden, is contemporary in style and has fitted appliances. The entrance hall has the staircase rising to the first floor, a refitted cloakroom and a storage cupboard.

The First Floor.

The landing offers access to four generous double bedrooms all served by the refitted bathroom suite.

Gardens and Parking.

To the front of the property is a driveway affording off road parking for several cars that leads to the detached double garage with two automatic doors, light, power and a personal door onto one side. The rear garden is a particular feature being of a good size with areas of lawn and patio relieved by beds and borders stocked with mature plants shrubs and trees.

Location.

Maple Drive is a comfortable walk to Wivelsfield main line station, local shops, a school and is adjacent to Bedelands Nature Reserve. There is easy access to town centre with its wide variety of facilities including a Waitrose supermarket and Burgess Hill main line railway station whilst 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.



COUNCIL TAX.

Council Tax Band "E" £2,609.61 for 2023/2024

PERMITTED TENANTS PAYMENTS.

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £530.00 (equal to one weeks rent). Deposit of £2653.00 (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.

