



2 Wallis Way, Burgess Hill, West Sussex, RH15 8UJ
£1,550 Per Calendar Month



A very well presented three bedroom semi detached house situated in a popular residential development. The property provides a modern refitted kitchen, bathroom and cloakroom and has an attractive rear garden. To the front of the property is a driveway affording off road parking for two vehicles. Further attributes include gas fired central heating and double glazing throughout. Wallis Way is conveniently located to take advantage of all Burgess Hill's comprehensive facilities. Available unfurnished mid March. EPC rating D

Wallis 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.

Covered canopy with double glazed front door to:-

ENTRANCE HALL

Storage cupboard. Radiator. Staircase leading to the first floor. Oak coloured wooden flooring.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Radiator. Double glazed window to side. Oak coloured wooden style flooring. Painted walls.

KITCHEN 8'6" x 8'2" (2.59 x 2.49)

Refitted in 2023, range of grey shaker style modern wall units and navy base units with complementary work surface over. Electric oven and hob with extractor fan above, space and plumbing for a washing machine and space for a fridge freezer. Gas fired boiler and central heating timer. Double glazed window to front. Mosaic effect vinyl flooring.

LIVING ROOM 14'10" max x 14'6" (4.52 max x 4.42)

Double glazed french doors opening onto the rear garden and double glazed window. Understairs storage cupboard. Radiator. Oak coloured wooden style flooring.

FIRST FLOOR

LANDING

Double glazed window to side. Loft hatch. Built-in airing cupboard. Beige two-tone carpet. Painted walls.

BEDROOM ONE 11'4" (+ wardrobe) x 8'2" (3.45 (+ wardrobe) x 2.49)

Double glazed window overlooking the rear. Built-in double wardrobe with modern sliding mirrored doors. Feature wallpaper to one wall with remainder walls painted. Radiator. Carpet.

BEDROOM TWO 9'8" x 8'2" (2.95 x 2.49)

Double glazed window overlooking the front. Built-in double wardrobe with modern sliding mirrored doors. Radiator.

BEDROOM THREE 7'8" x 6'6" (2.34 x 1.98)

Double glazed window overlooking the rear. Radiator. Painted walls. Carpet.

BATHROOM

Modern newly fitted suite comprising bath with shower, low level W.C and wash hand basin with storage beneath. Radiator. Double glazed window with opaque glass. Tiled and painted walls. Mosaic effect vinyl flooring.

OUTSIDE

FRONT GARDEN - driveway affording off road parking for two vehicles. Gated access to the rear garden.

REAR GARDEN - Astro turf lawn with paved patio area abutting the house and decked area to the rear of the garden. Garden shed.

COUNCIL TAX

Council tax band D = £2,135.14 for 2023/2024 (please check exact figure with Local Authority)

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £357.00 (equal to one weeks rent). Deposit of £1788.00 (equal to 5 weeks rent).

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

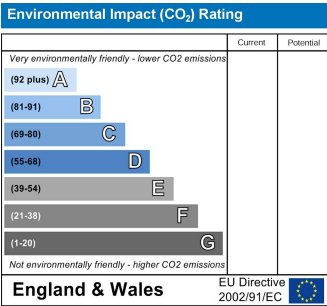
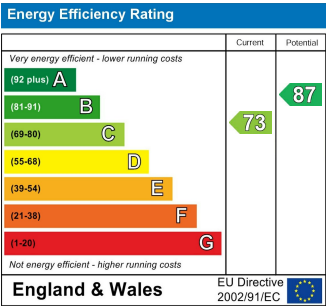
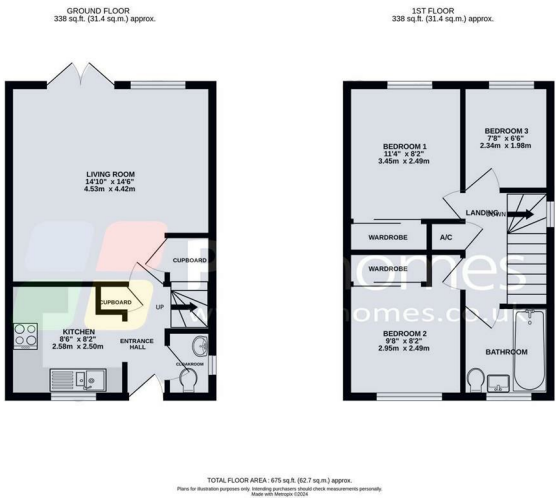
Payment of £50.00 if you want to change the tenancy agreement.

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



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