



17A Church Road, Burgess Hill, West Sussex, RH15 9BB

£1,000 Per Calendar Month

PSPhomes

www.psphomes.co.uk

A very spacious unfurnished one double bedroom maisonette situated on the upper two floors of the building, located in the heart of Burgess Hill's town centre. The property is in very clean and tidy order throughout with the accommodation briefly comprising an external staircase to the private front door. Entrance hall, kitchen/breakfast room, modern bathroom and separate WC, living room and a very large double bedroom. Further attributes include double glazing and storage heating. The property is located in a quiet position within Burgess Hill's town centre and has very easy access to the shopping facilities and main line station. EPC exempt. STRICTLY NO CHILDREN or PETS. Available early August.

External staircase to First Floor and front door to:

ENTRANCE HALL

Staircase to the Second Floor. Storage heater.

KITCHEN 12'6 x 8'6

Fitted with a range of wall and floor units. Freestanding white oven. Space and services for appliances. Stainless steel sink unit. Room for breakfast table and chairs.

BATHROOM

White suite comprising panel bath with Triton shower and wash hand basin.

SEPARATE WC

Low level WC.

SECOND FLOOR

LIVING ROOM 13'8 x 13'6

Storage heater. Carpeted flooring. Magnolia painted walls. Window overlooking rear.

BEDROOM 17'4 x 17

Storage heater. Window overlooking high street at front. Carpeted flooring. Magnolia painted walls.

COUNCIL TAX BAND

Council tax band A = £1,570.71 2025/2026 (for a guide only, please contact Local Authority for exact figure). We are advised that this property falls under Mid Sussex District Council.

INFORMATION

Please note the property is accessed via an external wrought iron staircase.

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £230.76 (equal to one weeks rent). Deposit of £1153.00 (equal to 5 weeks rent).

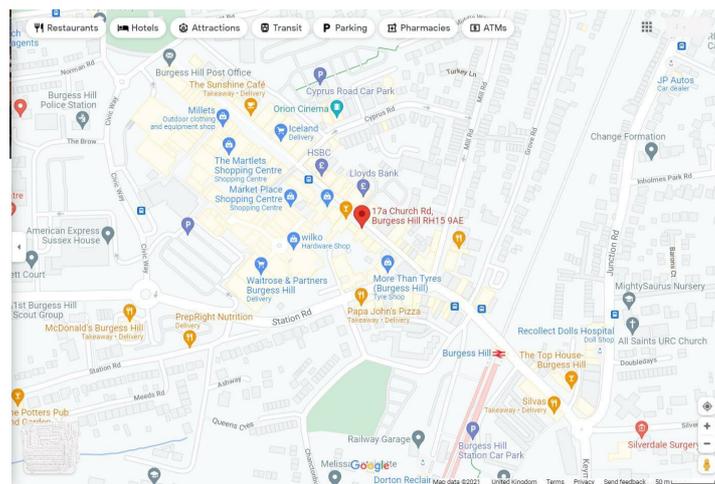
DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent')

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	

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	

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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.