



 **PSPhomes**
ESTATE AND LETTING



29 Hammonds Ridge, Burgess Hill, West Sussex, RH15 9QW

£2,000 Per Calendar Month

www.psphomes.co.uk

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A delightful four bedroom detached house situated in this very well regarded, convenient residential development. Offered in excellent decorative order throughout, the well proportioned accommodation provides, entrance hall with cloakroom, three reception rooms, kitchen/dining room, master bedroom with en-suite, three further bedrooms and the family bathroom. The property is situated on a corner plot and has a good size secluded rear and side garden as well as a front garden with a block paved driveway leading to the detached double garage. Further attributes include Upvc double glazing and gas fired central heating. Priory Village is very conveniently located to take advantage of all Burgess Hill's comprehensive facilities. Available unfurnished early September. EPC rating C. NO PETS.

ENTRANCE HALL

Covered canopy to front entrance. UPVC door. Radiator. Staircase rising to the first floor.

LIVING ROOM 19'0" into bay x 11'8"

Feature bay window overlooking front garden. Two radiators. Double doors opening onto dining room.

DINING ROOM 11'4" x 9'8"

Patio doors onto the rear garden. Radiator.

STUDY 8'4" x 6'1"

Double glazed window overlooking rear garden. Radiator.

CLOAKROOM

Low level WC and wash hand basin. Radiator. Double glazed window with opaque glass.

KITCHEN/BREAKFAST ROOM 13'6" x 12'0"

Fitted with a comprehensive range of modern wall and base units and complementary worksurface over. Built-in double oven and hob with extractor above. Double glazed window overlooking the rear garden. Double glazed window and door leading to the side of the property. Space and plumbing for washing machine. Space for table and chairs.

FIRST FLOOR LANDING

Built-in airing cupboard. Radiator. Loft hatch to roof space.

BEDROOM ONE 12'8" x 39'4"

Double glazed window overlooking front. Range of fitted furniture. Radiator. EN-SUITE - Enclosed shower, Low level WC, Bidet, Wash hand basin. Radiator. Double glazed window.

BEDROOM TWO 10'8" x 9'8"

Two double glazed windows overlooking the front. Built-in wardrobe and storage cupboard. Radiator

BEDROOM THREE 12'0" x 7'2"

Double glazed window overlooking the rear. Radiator

BEDROOM FOUR 12'10" x 7'2"

Double glazed window overlooking the rear. Radiator

BATHROOM

White suite comprising panelled bath with shower over, low level WC and fitted vanity unit with storage space and inset wash hand basin. Radiator. Double glazed window.

OUTSIDE

FRONT - Block paved driveway affording off road parking and leading to the detached double garage. REAR - Good sized enclosed garden to rear and side of property. Side door to garage and gate to front of property.

INFORMATION

Council tax band F = £3,236.69 for 2024/2025 (for a guide only)

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £461.00 (equal to one weeks rent). Deposit of £2,307.00 (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.

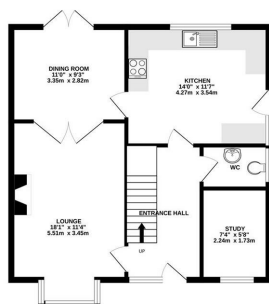
PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

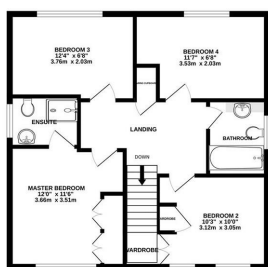
PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

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.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 sq.m.) approx.
Plans for information purposes only. Building dimensions shown are approximate.

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	81

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	



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.