



**195A Lower Church Road, Burgess Hill, RH15 9AA**

**£1,195 Per Calendar Month**

**PSP**homes

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

**A delightful spacious FIRST FLOOR TWO BEDROOM unfurnished apartment located in a convenient location for Burgess Hill Town Centre and both mainline stations. The apartment is finished to a HIGH SPECIFICATION THROUGHOUT and offers a beautiful 'Hamilton Stone' fitted kitchen living room with built-in appliances, fully tiled bathroom and two SPACIOUS DOUBLE BEDROOMS. Further attributes include gas central heating, double glazing and a PRIVATE OUTSIDE STORAGE ROOM / BIKE SHED. The property is AVAILABLE unfurnished IMMEDIATELY. EPC rating C.**

**External staircase rising to first floor.**

Front door to:

**LIVING ROOM/KITCHEN 14'8 x 12'6**

Double glazed window to the side. Radiator. Fitted satellite and digital TV aerial points. Brand new neutral fitted carpet. Doors to both bedrooms.

**KITCHEN**

'Hamilton Stone' fitted kitchen with a comprehensive range of grey gloss wall and floor units and complementary worksurface. Stainless steel inset sink unit. Built in oven, hob and cooker hood. Integrated fridge freezer, dishwasher and washing machine. Wooden flooring.

**BEDROOM 1 12'4 x 10'**

Dual aspect room with double glazed windows to front and side. Radiator. Brand new neutral coloured fitted carpet Walls painted magnolia. Loft hatch.

**BEDROOM 2 13' (max) x 8'4**

Double glazed window to the rear. Radiator. Brand new neutral coloured fitted carpet Walls painted magnolia.

**BATHROOM**

Brand new modern white suite comprising 'P' shape shower bath, low level WC and wash hand basin with illuminated mirror above and built in storage below. Ceramic grey tiled walls and floor. Chrome heated towel rail. Wall mounted gas fired boiler. Double glazed window with opaque glass.

**OUTDOOR STORAGE ROOM**

Wooden purpose built private outdoor storage room / bike shed.

**COUNCIL TAX**

Council tax band B = £1,742.84 for 2024/2025 (For a guide only. Please contact Mid Sussex District Council for exact figure)

**INFORMATION**

This apartment benefits from loft access for storage of lightweight items.

**PERMITTED TENANT PAYMENTS**

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £275.76 (equal to one weeks rent). Deposit of £1378.00 (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.

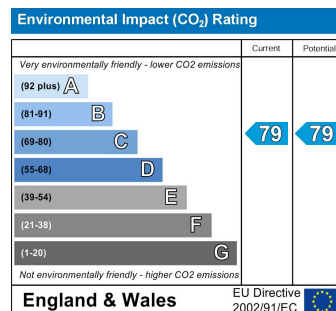
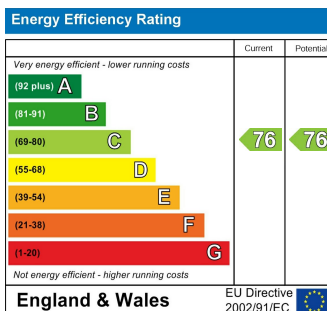
PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

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.

PLEASE NOTE THAT THE PHOTOGRAPHS OF THE PROPERTY WERE TAKEN IN 2015.



TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.7 SQ.M.)  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**PSPhomes**

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.