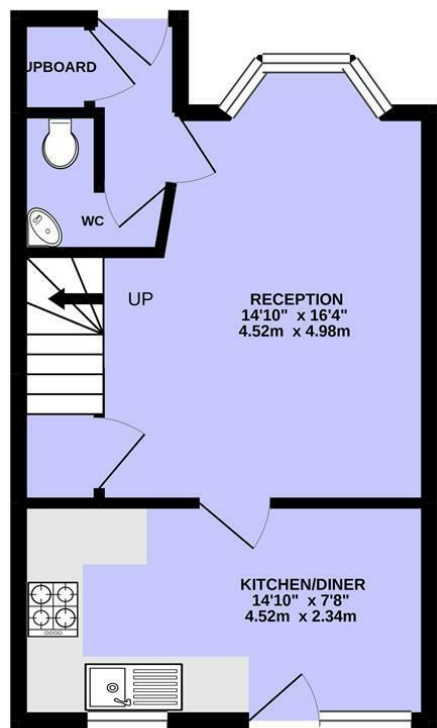
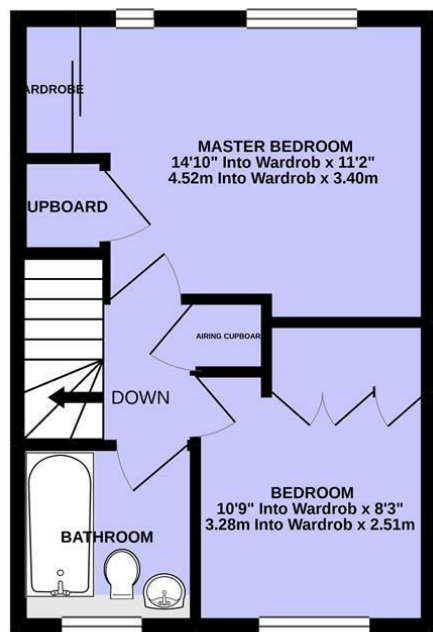


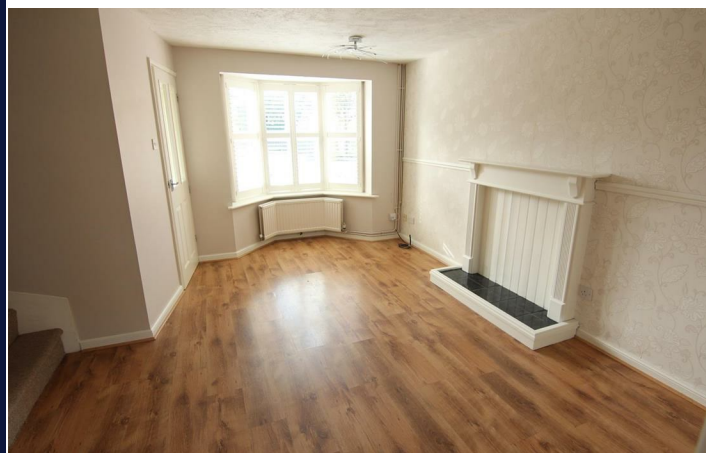
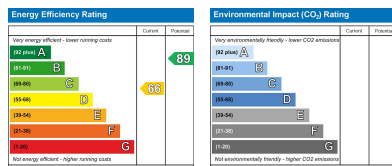
GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 11/2020



16 Withy Bush, Burgess Hill, West Sussex, RH15 8TT

£1,495 Per Month

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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.

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16 Withy Bush, Burgess Hill, West Sussex, RH15 8TT

A well presented two bedroom mid terrace house offered on an unfurnished basis The property is situated on the popular West End Meadows development which offers easy access to A23 and town centre. Local amenities are close by. Cloakroom, living room, kitchen/breakfast room with hob and oven, two bedrooms and bathroom with Mira Shower. Gardens and two allocated parking spaces. Gas fired central heating. Available EARLY NOVEMBER.

Front door to the entrance hall.

**ENTRANCE HALL**  
Cupboard housing the boiler, electric fuseboard and gas metre. Door to:

**CLOAKROOM**  
Suite comprising low level WC and wash hand basin.

**LIVING ROOM 16'4" Into bay window x 14'10"**  
Bay window to the front. Under stairs cupboard. Stairs to first floor. Radiator.

**KITCHEN/DINING ROOM 14'10" x 7'8"**  
Fitted with a range of wall and floor units with ample worksurface and tiled splashbacks. Fitted oven, hob and cooker hood, fridge freezer. Space and plumbing for a washing machine. Stainless steel sink unit. Radiator. Double glazed windows to the kitchen and dinging area. Door to the rear garden.

**FIRST FLOOR**

**LANDING**  
Airing cupboard. Loft hatch.

**MASTER BEDROOM 14'10" Into wardrobe x 11'2"**  
Double glazed windows to the front. Fitted wardrobe. Cupboard. Radiator.

**BEDROOM TWO 10'9" Into wardrobe x 8'3"**  
Double glazed window to the rear. Fitted wardrobe. Radiator.

**BATHROOM**  
Suite comprising panelled bath with mixer taps, fitted Mira shower, low level WC and vanity unit with hand basin. Heated towel rail. Double glazed window with opaque glass.



**OUTSIDE**

**FRONT**  
Low maintenance front garden with paved pathway to front door.

**REAR GARDEN**  
Mainly laid to lawn with paved patio. Garden shed. Rear access. External power. Outside tap.

**PARKING**  
Two allocated parking spaces in the designated parking area to the side.

**COUNCIL TAX**  
Council tax band C = £1,991.81 for 2024/25 for guide only (Please contact Mid Sussex District Council to confirm exact figure)

**PERMITTED TENANTS PAYMENT**  
Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')  
PERMITTED TENANTS PAYMENTS:- Holding deposit of £345.00 (equal to one weeks rent). Deposit of £1725.00 (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.

